

RESOLUTION NO. CZAB12-24-03

WHEREAS, BJ'S WHOLESALE CLUB, INC. applied for the following:

MODIFICATION of Condition #2 of Resolution 5-ZAB-43-94, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: " 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendal I Value Center-Lamar Companies,' as prepared by Architecture Moderne, Inc., dated received Oct. 7, 1993, consisting of one sheet, except as herein modified to relocate the truck storage area adjacent to the membership warehouse and to provide a 5' high hedge as indicated, said site plan to be reviewed and approved by the Building and Zoning and the Planning Departments which shall assess the plan's concept and its elements for logic, imagination, variety, compatibility and compliance with applicable regulations."

TO: " 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendal I Value Center,' as prepared by V.S.N. Engineering, Inc. Civil Engineers, dated received 6/7/02 and consisting of 8 sheets."

The purpose of the requests is to permit the applicant to submit a revised plan for an existing shopping center showing a gasoline service station in lieu of a previously approved truck rental in conjunction within the existing membership warehouse on this site.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17) of the Code of Miami-Dade County. (Ordinance #03-93)

SUBJECT PROPERTY: Tract " A", LOEHMANN' S PLAZA IN KENDALL, Plat book 121, Page 72.

LOCATION: 6801 S.W. 117 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

#152

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested modification of Condition #2 of Resolution 5-ZAB-43-94 would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to approve the requested modification of Condition #2 of Resolution 5-ZAB-43-94 was offered by Jose I. Valdes, seconded by Robert W. Wilcosky, and upon a poll of the members present, the vote was as follows:

Douglas Krueger	aye	Jose I. Valdes	aye
Millie Herrera	aye	Nelson Varona	aye
		Robert W. Wilcosky	aye
		Peggy Brodeur	aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12 that the requested modification of Condition #2 of Resolution 5-ZAB-43-94 be and the same are hereby approved, subject to the following conditions:

1. That all uses associated with the previously approved truck rental agency be prohibited.
2. That the self-service gasoline filling station shall operate in conjunction with the membership wholesale club existing on the property only and shall cease to exist if the primary use is abandoned or discontinued on the subject property.
3. That the applicant obtain a Certificate of Occupancy of Use and Occupancy from and promptly renew the same annually with the Miami-Dade County Planning and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

BE IT FURTHER RESOLVED, that the requested modification of Condition #2 of 5-ZAB-43-94 as modified shall read as follows:

That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Value Center,' as prepared by V.S.N. Engineering, Inc. Civil Engineers, dated received 6/7/02 and consisting of 8 sheets.

BE IT FURTHER RESOLVED, that all conditions in Resolution 5-ZAB-43-94 shall remain in full force and effect except as herein modified.

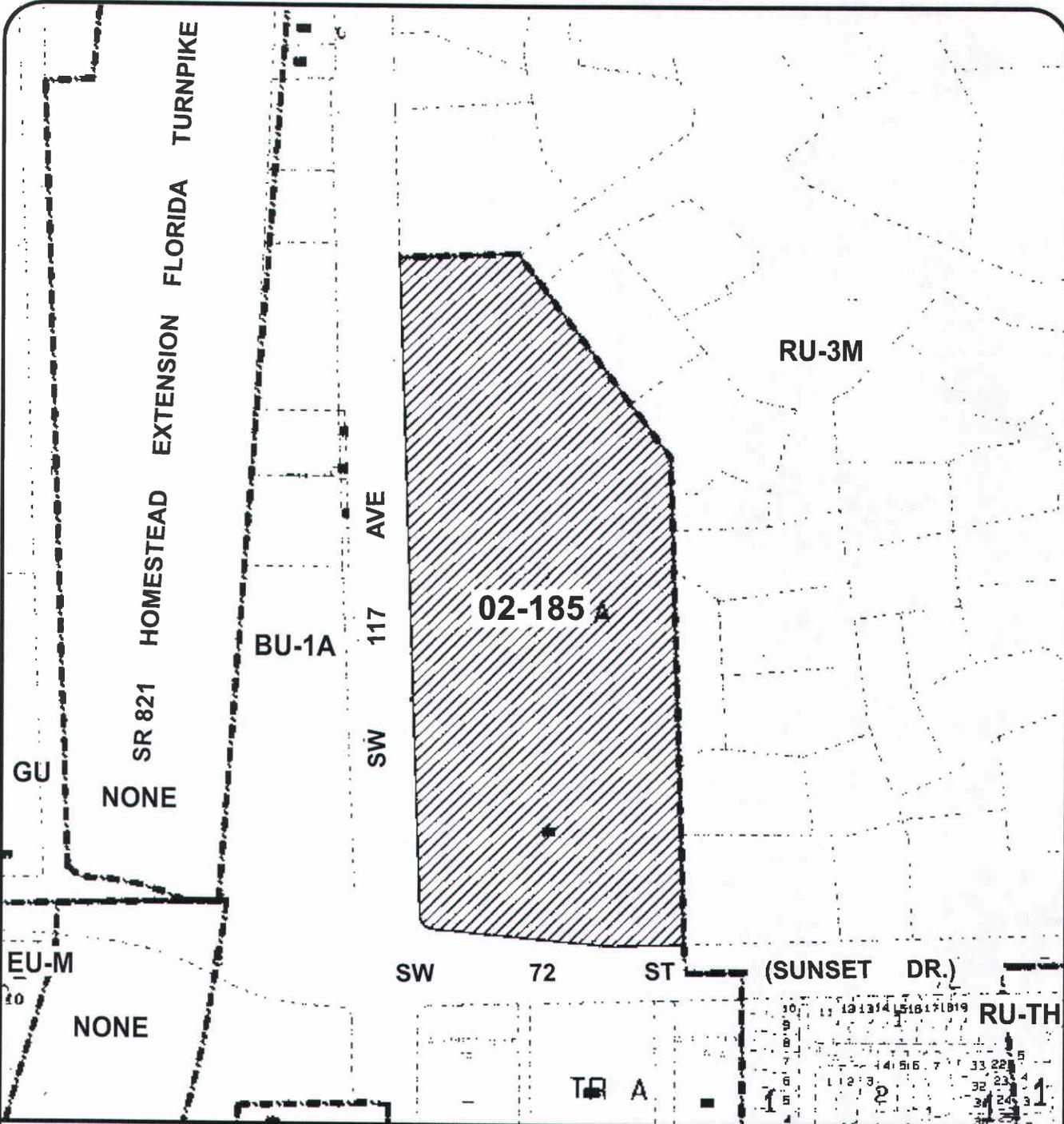
BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 11th day of June, 2003.

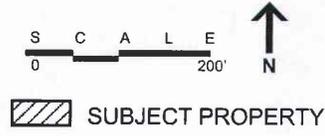
Hearing No. 03-6-CZ12-2
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 2ND DAY OF JULY, 2003.

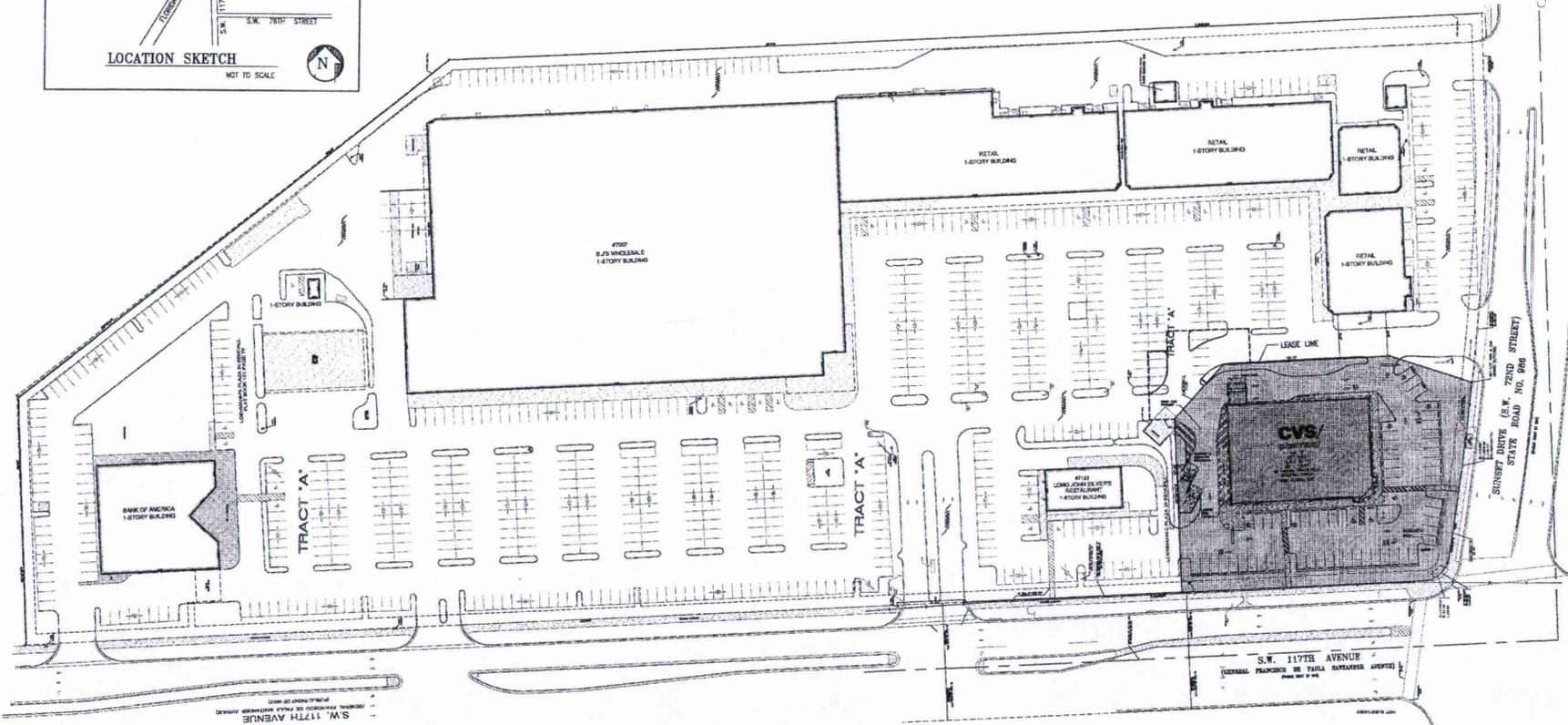
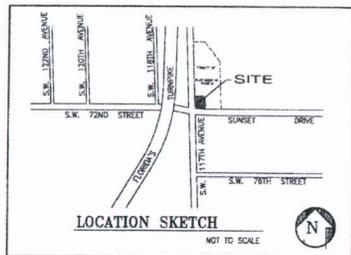


**MIAMI-DADE COUNTY
HEARING MAP**

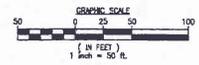
Section: 30 Township: 54 Range: 40
 Process Number: 02000185
 Applicant: BJ'S WHOLESALE CLUB INC.
 District Number: 10
 Zoning Board: C12
 Drafter ID: DIONNE
 Scale: 1:300'



SP-1601-004532-0001 6/22/2008 17:41:53



OVERALL SITE PLAN
1"=50'-0"



RECEIVED
JUN 04 2008
PLANNING DEPARTMENT
BY: M29-022



CONSULTANT:

SEAL:
Carroll
6/2/08

CVS/
pharmacy
FLORIDA COASTAL
13,013-TYPE A-LEFT HAND
WITH SIDE DRIVE-THRU
STORE NUMBER: 5127
SW 117th AVE & SUNSET DRIVE (SW 72 DR)
MIAMI-DADE COUNTY, FLORIDA
DEAL TYPE: NEW

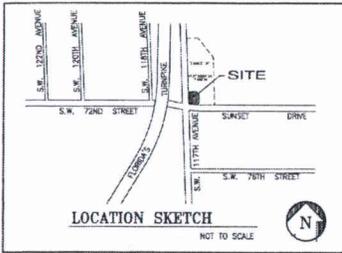
DEVELOPER:

BOOS DEVELOPMENT GROUP
2611 MACBURNCK DR
CLEARWATER, FLORIDA 33759
(727) 669-2900
Fax: (727) 669-2915

REVISIONS:
A 5-29-08

DRAWING BY: N.G.
DATE: OCTOBER 22, 2008
JOB NUMBER: CKE # 1161
TITLE: CVS-KENDALL VALUE CENTER
OVERALL SITE PLAN
SHEET NUMBER: SP-0

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



LEGAL DESCRIPTION

A portion of Tract "A", LOEHMANN'S PLAZA IN KENDALL according to the plat thereof, as recorded in Plat Book 121 of Page 72 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Begin at the most Westerly Southeast corner of said Tract "A", thence North 02°00'11" West along the West boundary line of said Tract "A", also being the East right-of-way line of SW 117th Avenue, as shown on said plat, for 233.58 feet; thence departing said West boundary line of Tract "A" and East right-of-way line of SW 117th Avenue and at right angles to the previous course North 87°02'59" East for 167.00 feet; thence South 48°03'05" East for 71.05 feet; thence South 03°03'37" East for 180.00 feet; thence South 17°48'27" West for 83.74 feet to a point on the South boundary line of said Tract "A", also being the North right-of-way line of Sunset Drive (S.W. 72nd Street), as shown on said plat, said point being on a circular curve, concave to the North and whose radial point bears North 02°23'17" East; thence Northwesterly along a 2828.54 foot radius curve, leading to the right, through a central angle of 02°36'52" for an arc distance of 129.11 feet to a point of tangency; thence North 81°56'51" West for 42.51 feet to a point of curvature; thence Northwesterly along a 25.00 foot radius curve, leading to the right, through a central angle of 79°09'50" for an arc distance of 34.54 feet to the Point of Beginning, the last three (3) courses being along said boundary of Tract "A" and North right-of-way line of Sunset Drive.

ZONING: BU-1A
LIMITED BUSINESS
LAND USE: DRUGSTORE (CVS PHARMACY)
SITE ANALYSIS
(WITHIN LEASE LINE)

TOTAL LAND AREA:	57,418.75 SQ. FT. (1.3184 ACRES)
TOTAL BUILDING COVERAGE:	14,782.00 SQ. FT. (25.74 %)
BUILDING (GROUND LEVEL):	13,057.00 SQ. FT. (22.74 %)
MEZZANINE:	1,725.00 SQ. FT. (3.00 %)
TOTAL UNIMPAVED AREA:	11,805.40 SQ. FT. (20.55 %)
TOTAL PAVED AREA & WALKS:	32,760.35 SQ. FT. (57.25 %)
POROUS WMA:	11,802.40 SQ. FT. (20.55 %) (0.2668 AC)
IMPERVIOUS AREA:	45,817.25 SQ. FT. (79.78 %) (1.0424 AC)

PARKING ANALYSIS

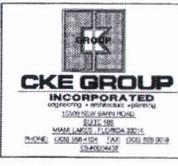
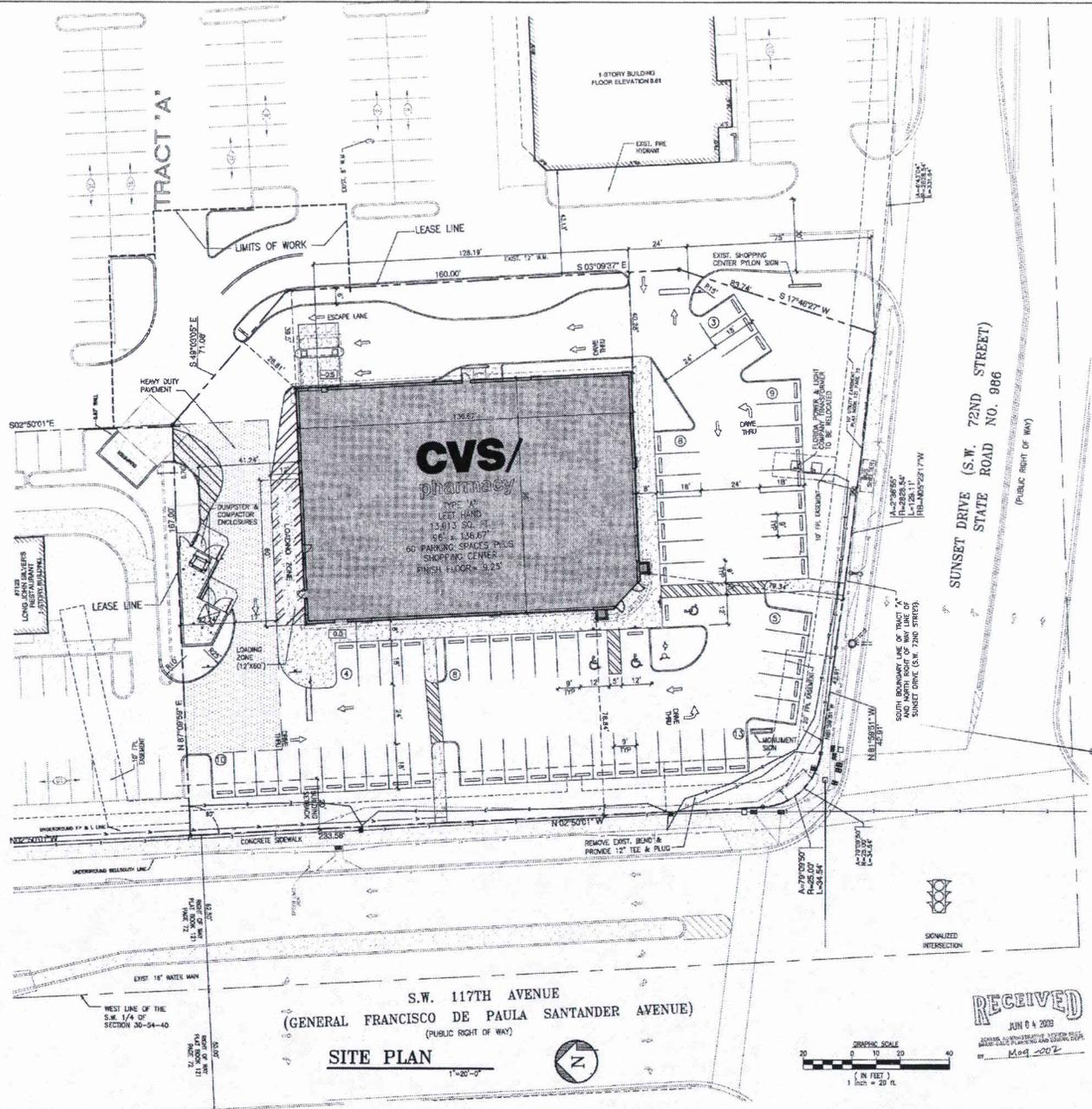
TOTAL PARKING SPACES REQUIRED:	80 SPACES
HANDICAP SPACES REQUIRED:	3 SPACES
HANDICAP SPACES PROVIDED:	3 SPACES
TOTAL PARKING SPACES PROVIDED:	60 SPACES + PLAZA (INCLUDING HANDICAP)

ZONING LEGEND

ZONING: BU-1A
Height (to ridge of roof): 37,418.75 S.F. (1.3184 ACRES)
Max. Lot Area: 13,057 S.F.

SETBACKS:	REQUIRED:	PROVIDED:
Front	20'	78.24' (SW SUNSET DRIVE)
Side (Street)	15'	78.84' (S.W. 117 AVENUE)
Side (Interior)	0'-15'	38.5'
Rear	5'-20'	28.51'

- NOTES**
1. ALL PAVEMENT MARKINGS ARE TO COMPLY WITH MIAMI-DADE COUNTY PUBLIC WORKS STANDARDS/MANUAL.
 2. PAVEMENT MARKING MATERIAL - PAINT (UNLESS OTHERWISE NOTED).
 3. ALL SIGNS BY SEPARATE PERMIT.
 4. ALL RACK AND DIMENSIONS ARE TO FACE OF CURB/EDGE OF PAVEMENT.



CONSULTANT:

SEAL:

Diego...

CVS/
pharmacy

FLORIDA COASTAL
13,013-TYPE A-LEFT HAND
WITH SIDE DRIVE-THRU

STORE NUMBER: 05127
5W 117th AVE & SUNSET DRIVE (SW 72 RD)
MIAMI-DADE COUNTY, FLORIDA
IDEAL TYPE NEW

DEVELOPER:

BOOS DEVELOPMENT GROUP
2651 MACCORMACK DR
CLEARWATER, FLORIDA 33759
(727) 669-2900
Fax (727) 669-2913

REVISIONS:

3-24-09	MONUMENT SIGN
5-29-09	

DRAWING BY: H.G.
DATE: OCTOBER 22, 2008
JOB NUMBER: CKE # 1161
TITLE: CVS-KENDALL VALUE CENTER SITE PLAN
SHEET NUMBER: SP-1

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

RESOLUTION NO. 5-ZAB-123-94

WHEREAS, MUBEN-LAMAR, L.P. had applied for the following:

- (1) NON-USE VARIANCE OF SIGN REGULATIONS to permit a third detached sign (two permitted -- two existing) of 42.68 sq. ft. in a shopping center.
- (2) NON-USE VARIANCE OF SIGN REGULATIONS to permit the aforementioned sign setback 4' (8' required) from the front (south) property line and setback 100' (166' required) from the interior side (east) property line.

Plans are on file and may be examined in the Zoning Department entitled "Boston Chicken," on the sign elevation as prepared by International Sign & Design and dated 9-17-93, and site plan entitled "Boston Chicken Site Plan Revisions," as prepared by Swanke, Hayden, Connell Architects, dated last revised 11-30-93. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", LOEHMANN'S PLAZA, Plat book 121, Page 72.

LOCATION: The Northeast corner of S.W. 72 Street and S.W. 117 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested non-use variances would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, the following resolution was offered by Jonathan Rubin seconded by Mavel Cruz and upon poll of members present, the vote was as follows:

#128

Humberto Amaro	aye	Barbara Hardemon	aye
Willie Barnett	nay	Charlie McGarey	nay
Wilfredo Calvino, Jr.	aye	Jorge Rodriguez-Chomat	aye
Frank Colunga	absent	Jonathan Rubin	aye
Mavel Cruz	aye	June Stevens	nay
Raul Del Portillo	aye	Colleen Griffin	nay

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following condition:

That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and condition of this resolution.

PASSED AND ADOPTED this 23rd day of March, 1994.

Hearing No. 94-3-35

Typed 3/24/94 bn

GU

SW 118th AVE

EXTENSION OF
HOMESTEAD

L.A. RIW LINE

PEDESTRIAN ESMT

SW 117th AVE (ROAD)

TRACT B

RU-3M

93-753

BU-1A

BU-1A

SW 72nd ST

EU-M

DRIVE

SUNSET DR.

BU-2

BU-1A

L.A. RIW LINE

TRACT A

18-19

METRO DADE

Sec. 30, Twp. 54, Rge. 40

Applicant: MUBEN-LAMAR

Process No. 93-753

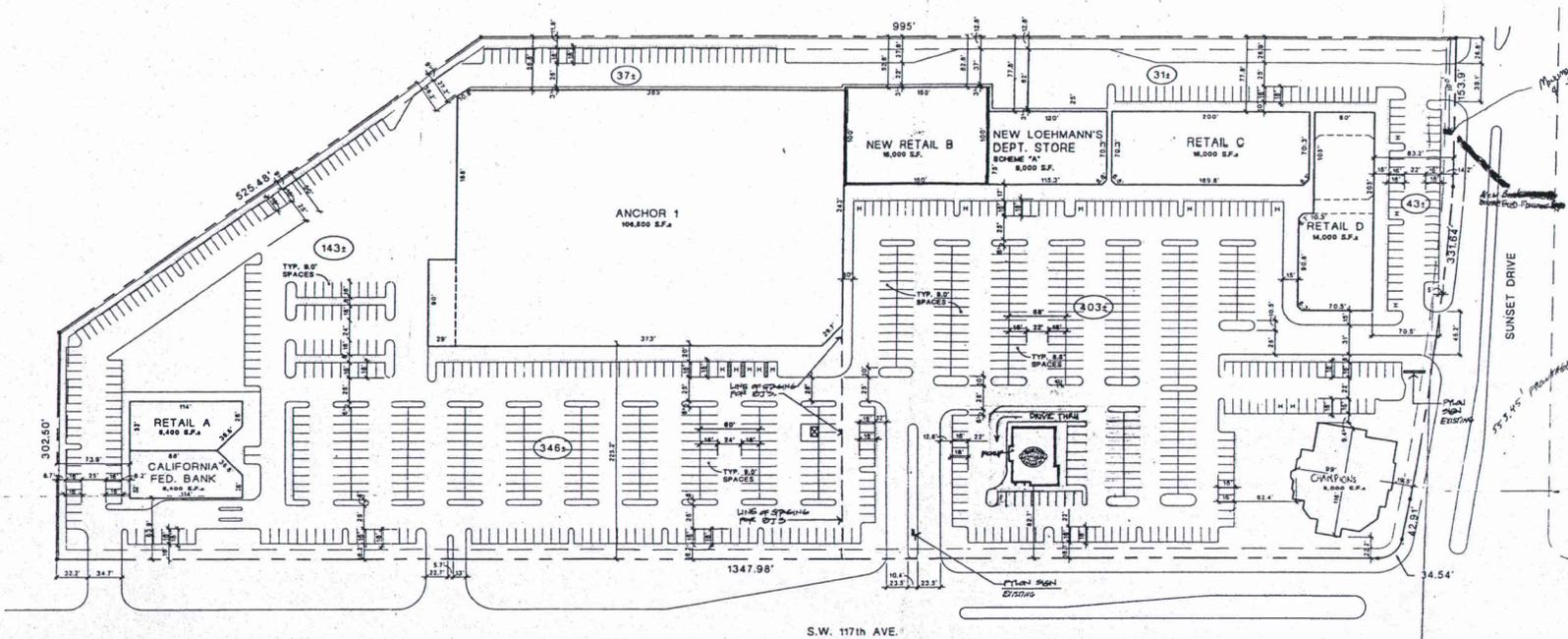
Drafter: ROGER A.

NORTH

RU-3M

5.7

RU-TH



Maximum Sign Spacing @ R-3-78
from Property Act

SITE CRITERIA LEGEND			
ZONING DISTRICT	<u>R-3A</u>	RESOLUTION NUMBER	<u>2-44-72</u> <u>2-103-73</u> <u>62AR-642-74</u>
GROSS LAND AREA	<u>56.1</u>	ACRES	
LESS R.O.W.	<u>N/A</u>	ACRES	
LESS WATER	<u>N/A</u>	ACRES	
LESS OTHER	<u>N/A</u>	ACRES	
NET LAND AREA	<u>56.1</u>	ACRES	<u>70138</u> SQ.FT.
NET LAND AREA	<u>70138</u>	SQ.FT.	<u>300.0</u> %
LOT COVERAGE	<u>11,500</u>	SQ.FT.	<u>25.9</u> %
PAVED AREA	<u>102,000</u>	SQ.FT.	<u>88.2</u> %
TOTAL	<u>58,100</u>	SQ.FT.	<u>83.1</u> %
LANDSCAPED OPEN SPACE			
REQUIRED	<u>108,732</u>	SQ.FT.	<u>58.8</u> %
PROVIDED	<u>109,108</u>	SQ.FT.	<u>58.8</u> %
NET LAND AREA	<u>109,108</u>	SQ.FT.	<u>58.8</u> %
WATER	<u>N/A</u>	SQ.FT.	<u>N/A</u> %
WITHIN ENCLOSED OR UNENCLOSED WALLS	<u>N/A</u>	SQ.FT.	<u>N/A</u> %

PROPOSED USES	AREA	PARKING REQUIRED	PARKING PROVIDED
1. B.J.'S WAREHOUSE	106,800 S.F.	438	616
2. METAL "A" (GENERAL)	4,400 S.F.	16	20
3. METAL "A" (WOODS)	1,000 S.F.	12	13
4. LOEHMANN'S	8,000 S.F.	38	40
5. CALIFORNIA FEDERAL BANK	6,400 S.F.	32	28
6. METAL "B" (GENERAL)	14,000 S.F.	68	60
7. METAL "B" (WOODS)	1,000 S.F.	12	13
8. METAL "C" (GENERAL)	14,000 S.F.	68	62
9. METAL "C" (WOODS)	1,000 S.F.	12	13
10. METAL "D" (GENERAL)	12,000 S.F.	62	62
11. METAL "D" (WOODS)	1,000 S.F.	12	13
12. NEW DRIVE (WOODS) (Foot)	3,340 S.F.	64	71
13. CHAIR (WOODS) (Foot)	8,000 S.F.	66	66
TOTAL	<u>181,500 S.F.</u>	<u>888</u>	<u>1003</u>

NOTE: Pylon sign placement & construction to be approved by local county zoning and building departments.

MAXIMUM HEIGHT	<u>48</u>	FEET
NUMBER STORES	<u>ONE</u>	
FLOOR AREA RATIO		
1st FLOOR	<u>11,500</u>	SQ.FT. <u>25.9</u> %
2nd FLOOR	<u>N/A</u>	SQ.FT. <u>N/A</u> %
3rd FLOOR	<u>N/A</u>	SQ.FT. <u>N/A</u> %
4th	<u>N/A</u>	SQ.FT. <u>N/A</u> %
TOTAL	<u>11,500</u>	SQ.FT. <u>25.9</u> %
TOTAL SQUARE FOOTAGE OF BUILDINGS		
NET LAND AREA	<u>70,138</u>	
	<u>165</u>	FLOOR AREA RATIO
TREES		
NUMBER REQUIRED	<u>328</u>	NUMBER PROVIDED <u>328</u>
WATER NAME OF UTILITY		
SEWER NAME OF UTILITY	<u>MANHOLE</u>	
NOTES (SHOW SYMBOLS)		
GARBAGE COLLECTION	<u>METRO-DADE</u>	



SITE PLAN

SCALE: 1" = 50'



2/18/92
REV. 3/5/92

BOSTON CHICKEN
SITE PLAN REVISIONS
PREPARED BY:

SWANKE HAYDEN CONNELL ARCHITECTS
REV. 11/20/95

RESOLUTION NO. 5-ZAB-43-94

WHEREAS, MUBEN-LAMAR, L.P. had applied for the following:

- (1) USE VARIANCE to permit a proposed truck rental agency in conjunction with a membership warehouse in a BU-1A district.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' decorative masonry wall enclosure around the auto storage area; to waive same.

A plan is on file and may be examined in the Zoning Department entitled "Kendall Value Center- Lamar Companies," as prepared by Architecture Moderne, Inc., dated received Oct. 7, 1993, consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 'A', LOEHMAN'S PLAZA, Plat book 121, Page 72, more particularly described as a 2,000 sq. ft.+ unit located inside an existing membership warehouse which is within a 16 acre shopping center.

LOCATION: 7007 S.W. 117 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested use variance and non-use variance would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, the following resolution was offered by Humberto Amaro seconded Mavel Cruz by and upon poll of members present, the vote was as follows:

#123

Humberto Amaro	aye	June Stevens	aye
Willie Barnett	aye	Barbara Hardemon	aye
Wilfredo Calvino, Jr.	aye	Charlie McGarey	aye
Frank Colunga	aye	Jorge Rodriguez-Chomat	aye
Mavel Cruz	aye	Jonathan Rubin	aye
Raul Del Portillo	absent	Colleen Griffin	aye

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Kendall Value Center- Lamar Companies," as prepared by Architecture Moderne, Inc., dated received Oct. 7, 1993, consisting of one sheet, except as herein modified to relocate the truck storage area adjacent to the membership warehouse and to provide a 5' high hedge as indicated, said site plan to be reviewed and approved by the Building and Zoning and the Planning Departments which shall assess the plan's concept and its elements for logic, imagination, variety, compatibilty, and compliance with applicable regulations.
3. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit, to include but not be limited to, a hedge that will grow to a height of 5' and is 3' high at the time of planting in the median between the parking spaces immediately west of the truck storage area, and to be installed prior to the issuance of a certificate of use and occupancy, said landscape plan shall emphasize the solid view-obscuring landscape strip to be placed along the front and north and south side of the proposed parking area for the five (5) rental trucks.
4. That the use be established and maintained in accordance with the approved plan.
5. That the truck rental agency shall operate in conjunction with the membership wholesale club existing on the property only and shall automatically cease to exist if the primary use is abandoned or discontinued on the subject property.
6. That only five (5) rental trucks not to exceed 16'6" x 7'7" x 9'9" in dimensions may be permitted on the site at any one time.

7. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
8. That the trucks be stored behind a solid landscape strip.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 9th day of February, 1994.

Hearing No. 94-1-9
Typed 2/9/94 bn

TRACT B

GU

EXTENSION

SW 118th AVE

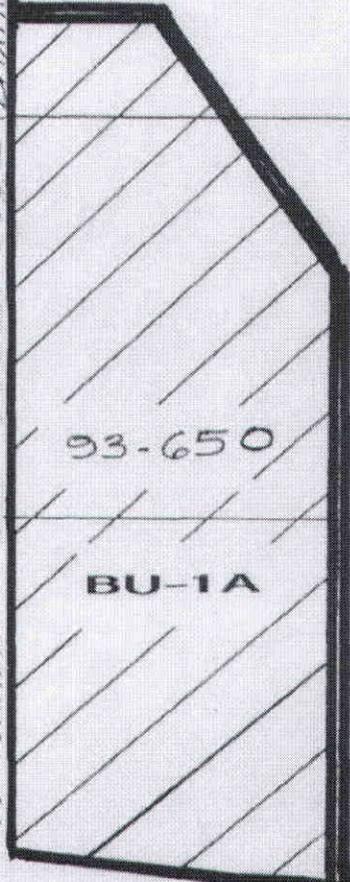
HOMESTEAD

LA. RIW LINE

PEDESTRIAN ESMT

SW 117th AVE

RU-3M



93-650

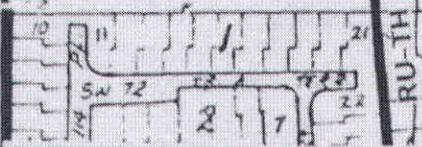
BU-1A

BU-1A

SW 72nd ST

DRIVE

SUNSET DR.



EU-M

BU-1A

BU-2

L.B. RIW LINE

TRACT A

RU-3M

B-19

METRO MADE

Sec. 30 Twp. 54 Rge. 10

Applicant HUBEN-LAMAR

Process No. 93-650

Doc. Cl. EM.

NORTH

RESOLUTION NO. 4-ZAB-422-92

The following resolution was offered by Mavel Cruz seconded by Johnny Williams and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	William Losner	aye
Mavel Cruz	aye	Scott Notowitz	aye
Shelly Gassner	absent	Johnny Williams	aye
Colleen Griffin	aye	Dean Oddy	aye
Angela P. Lannes	absent		

WHEREAS, MUBEN-LAMAR, LIMITED PARTNERSHIP had applied for the following:

- (1) USE VARIANCE to permit a liquor package store in the BU-1A district as would be permitted in the BU-2 district.
- (2) SPECIAL EXCEPTION of spacing requirements as applied to alcoholic beverage uses to permit a proposed liquor package store spaced less than the required 2,500' from an existing church and school and less than 1,500' from an existing alcoholic beverage use.

Plans are on file and may be examined in the Zoning Department entitled "BJ's Wholesale Club, Kendall, Fl - Prelim. Fixture Plan," last revised 2-25-92 and "Site Plan - Proposed Shopping Center Addition and Renovation," by Architecture Moderne, Inc., dated revised 3-5-92. "Liquor Survey for B.J.'s - Liquor Store No. 51," as prepared by Fortin, Leavy, Skiles, Inc., dated 5-5-92. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", LOEHMANN'S PLAZA, Plat book 121, Page 72.

LOCATION: 7007 S.W. 117 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested use variance and special exception would be compatible with the area and its development and

#114

would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "BJ's Wholesale Club, Kendall, Fl - Prelim. Fixture Plan," last revised 2-25-92 and "Site Plan - Proposed Shopping Center Addition and Renovation," by Architecture Moderne, Inc., dated revised 3-5-92. "Liquor Survey for B.J.'s - Liquor Store No. 51," as prepared by Fortin, Leavy, Skiles, Inc., dated 5-5-92.
3. That the use be established and maintained in accordance with the approved plan.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 2nd day of December, 1992.

Hearing No. 92-12-14
Typed 12/14/92 bn

GU

SW 118th AVE

EXTENSION

HOMESTEAD

L.A. R/W LINE

BU-1A

SW 117th AVE (GENERAL)

92-275

BU-1A

RU-3M

SW 72nd ST

BU-1A

EU-M

BU-2

L.A. R/W LINE

TRACT A

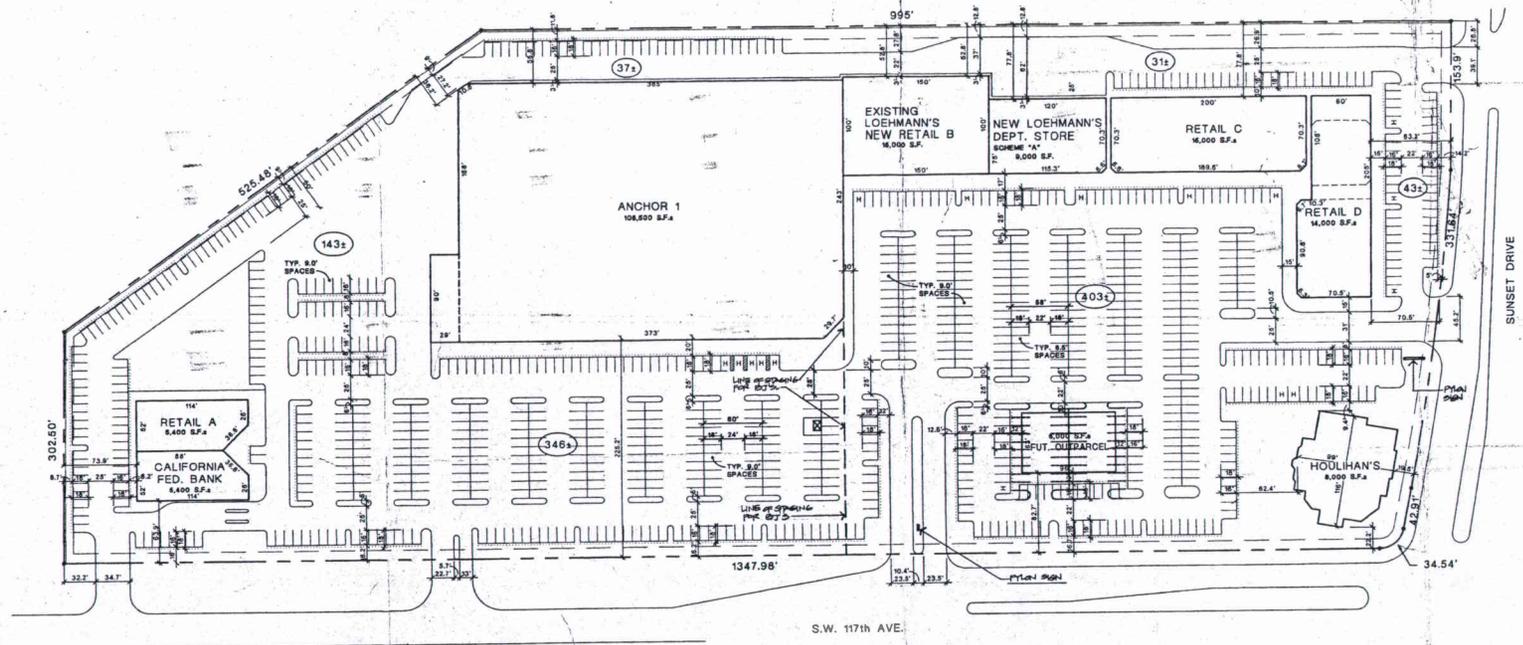

 Sec. 30 Twp. 54 Rge. 40
 Applicant MUBEN-LAMAR
 Process No. 92-275
 Director N.NITTI
NORTH

TRACT B

SCALE

RU-TH

RU-3M



SITE CRITERIA LEGEND			
ZONING DISTRICT	BU-1A	RESOLUTION NUMBER	2-84-72 2-103-73 42AR-443-74
GROSS LAND AREA	36.1	ACRES	
LESS R.O.W.	N/A	ACRES	
LESS WATER	N/A	ACRES	
LESS OTHER	N/A	ACRES	
NET LAND AREA	36.1	ACRES	791,378 SQ. FT.
NET LAND AREA	791,378	SQ. FT.	100.0 %
LOT COVERAGE	184,300	SQ. FT.	23.3 %
PAVED AREA	497,810	SQ. FT.	62.9 %
TOTAL	882,210	SQ. FT.	111.4 %
LANDSCAPED OPEN SPACE			
REQUIRED	108,100	SQ. FT.	13.7 %
PROVIDED	108,100	SQ. FT.	13.7 %
NET LAND AREA WITHIN ENCLOSED OR UNENCLOSED WALLS			
NET LAND AREA	108,100	SQ. FT.	13.7 %
WATER	N/A	SQ. FT.	N/A
WITHIN ENCLOSED OR UNENCLOSED WALLS	N/A	SQ. FT.	N/A

PROPOSED USES	AREA	PARKING REQUIRED	PARKING PROVIDED
1. B.L.'S WAREHOUSE	106,800 S.F.	428	698
2. RETAIL 'A' (GENERAL)	4,400 S.F.	18	20
3. RETAIL 'A' (FOOD)	1,000 S.F.	12	12
4. LOEHMANN'S	8,000 S.F.	30	40
5. CALIFORNIA FEDERAL BANK	4,400 S.F.	22	28
6. RETAIL 'C' (GENERAL)	14,000 S.F.	58	80
7. RETAIL 'D' (FOOD)	1,000 S.F.	12	12
8. RETAIL 'D' (GENERAL)	14,000 S.F.	58	82
9. RETAIL 'D' (FOOD)	1,000 S.F.	12	12
10. RETAIL 'D' (GENERAL)	13,000 S.F.	52	65
11. RETAIL 'D' (FOOD)	1,000 S.F.	12	12
12. FUTURE OUTPARCEL (FOOD)	4,000 S.F.	16	21
13. HOULIHAN'S	8,000 S.F.	32	50
TOTAL	184,300 S.F.	688	1003

NOTE: PLAN SIGN PLACEMENT IS SUBJECT TO BE APPROVED BY LOCAL COUNTY ZONING AND BUILDING DEPARTMENTS.

MAXIMUM HEIGHT	45	FEET
NUMBER STORES	ONE	
FLOOR AREA RATIO		
1st FLOOR	184,300	SQ. FT. 23.3 %
2nd FLOOR	N/A	SQ. FT. N/A %
3rd FLOOR	N/A	SQ. FT. N/A %
etc.		
TOTAL	184,300	SQ. FT. 23.3 %
TOTAL SQUARE FOOTAGE OF BUILDINGS		
	184,300	
NET LAND AREA	791,378	
	0.233	FLOOR AREA RATIO
TREES		
NUMBER REQUIRED	308	NUMBER PROVIDED 320
WATER NAME OF UTILITY	MIAMI-DADE	
SEWER NAME OF UTILITY	MIAMI-DADE	
NOTES SHOW SYMBOLS		
GARBAGE COLLECTION	METRO-DADE	

SITE PLAN
SCALE: 1" = 50'
2/18/92
REV. 3/5/92



RESOLUTION NO. 4-ZAB-59-89

The following resolution was offered by Kenneth Welt seconded by Jose A. Losa and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Gonzalo (Guy) Sanchez	aye
Jose A. Losa	aye	Kenneth Welt	aye
Levi A. Johnson	aye	Georgia A. Wright	aye
Joyce Masso	aye	Murray Sisselman	aye
Mary Jean Risi	aye		

WHEREAS, GILBERT/ROBINSON, INC. had applied for the following:

UNUSUAL USE to permit a carnival tent in celebration of an annual St. Patrick's Day festival.

A plan is on file and may be examined in the Zoning Department entitled "Houlihan's St. Patrick Carnival," as prepared by Tom Kirejczyk and dated Nov. 9, 1988. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of LOEHMANN'S PLAZA IN KENDALL, Plat book 121, Page 72.

LOCATION: 7199 S.W. 117 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested unusual use would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Houlihan's St. Patrick Carnival," as prepared by Tom Kirejczyk and dated Nov. 9, 1988.
3. That the use be established and maintained in accordance with the approved plan.
4. That the use be permitted annually, to be set up the day prior to St. Patrick's Day and be removed the day following St. Patrick's Day and that the carnival tent operation be permitted from 6:00 A.M. on St. Patrick's Day to 1:00 A.M. the day following St. Patrick's Day.

#89

5. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 8th day of FEBRUARY, 1989.

Hearing No. 89-2-7
Typed 2/14/89 bn

RU-3M

TRACT B

(A) U.T.

1,050

SF

(3)(10)(14)(17)

RES. SP 3864
9-59 COND.

U.T.

(10) (15) (38)

38-794

TRACT

BU-1A

RU3M

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BU1A

BU1A

BU2

BU1A U.T.

RUI U.T.

EXTENSION OF FLORIDA'S TURNPIKE SR. #821

SUNSET DRIVE

DRIVE

SW 72ND ST.

HOMESTEAD

PIKE



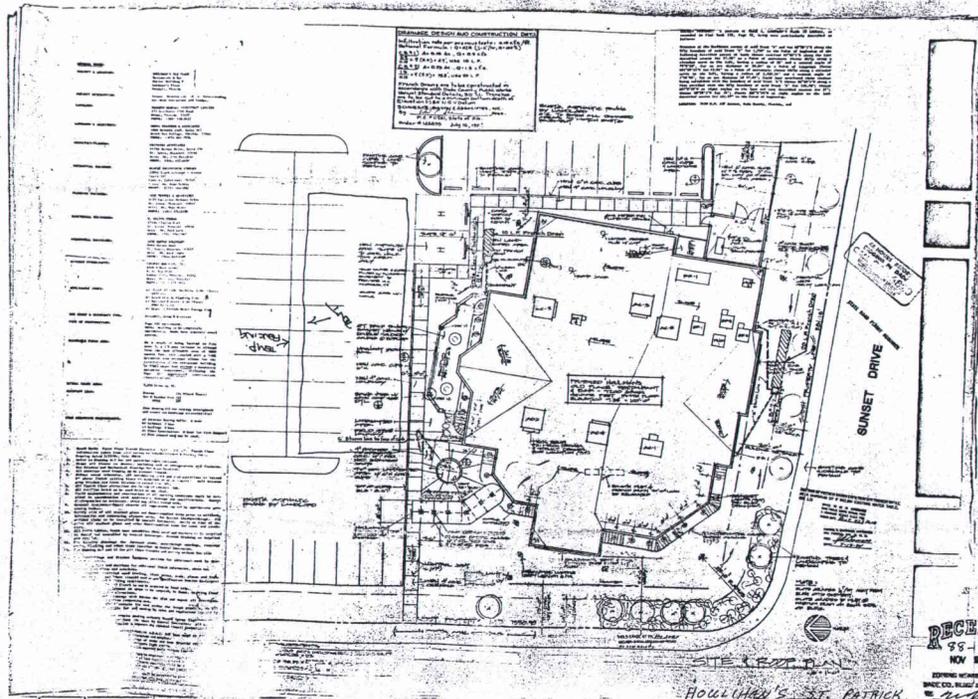
 Sec. 30 Twp. 54 S. R. 40

 Applicant GILBERT / ROBINSON INC.

 Process No. 88-794

 District CO

 NORTH



STANDARD SPECIFICATIONS AND CONSTRUCTION NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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ST. PATRICK'S
 HOWLAND'S ST. PATRICK
 CARNIVAL
 PREPARED BY: TOM KINETCZYK
 NOV. 9, 1988

RECEIVED
 88-1794
 NOV 9 1988
 KEEPING RECORDS SECTION
 BRIDGE COLLEGE & TRAINING CENTER
 1000

RESOLUTION NO. 4-ZAB-316-85

The following resolution was offered by Mr. Thomas A. Conger seconded by Mrs. Joyce Masso and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Margaret Nelson	aye
Peter Goldring	absent	Mary Jean Risi	aye
Levi A. Johnson	aye	Murray Sisselman	aye
Jose A. Losa	aye	R. Jollivette Frazier	aye
Joyce Masso	aye		

WHEREAS, BRANDON KENDALL INVESTMENTS, LTD. has applied for the following:

NON-USE VARIANCE OF ZONING REGULATIONS to permit an existing nightclub to sell alcoholic beverages with meals at tables on Sundays from 11:00 a.m. to 4:50 a.m. on the following Monday (1:00 p.m. to 4:50 a.m. permitted).

SUBJECT PROPERTY: A portion of Tract "A", LOEHMANN'S PLAZA IN KENDALL, Plat book 121, Page 72, being more particularly described as follows:

Commence at the Northwest corner of said Tract "A" and run S2°50'1"E along the W/ly boundary of said Tract "A" for 1,250' to the Point of beginning of the following described parcel of land; thence continue S2°50'1"E along the last described course for 97.98' to a Point of curvature; thence SE/ly along a circular curve to the left, having a radius of 25' and a central angle of 79°9'50", for an arc distance of 34.54' to a Point of tangency; thence S81°59'51"E for 42.91' to a Point of curvature; thence SE/ly along a circular curve to the left, having a radius of 2,828.54' and a central angle of 1°46'46", for an arc distance of 87.85'; (said last mentioned three courses being coincident with the boundary of said Tract "A") thence N2°50'1"W along a line parallel with the W/ly boundary of said Tract "A" for 126.78'; thence S87°9'59"W at right angles to the last and next described courses for 27'; thence N2°50'1"W for 19'; thence S87°9'59"W at right angles to the last described course for 121.97' to the Point of beginning.

LOCATION: 7199 S.W. 117 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested non-use variance would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested Non-Use Variance of zoning regulations to permit an existing nightclub to sell alcoholic beverages with meals at tables on Sundays from 11:00 a.m. to 4:50 a.m. on the following Monday (1:00 p.m. to 4:50 a.m. permitted) be and the same is hereby approved.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 28th day of AUGUST, 1985.

Heard 8/28/85
Hearing No. 85-8-44
9/3/85 aa

NO Shear Fir
Plan

#666

RESOLUTION NO. 4-ZAB-272-86

The following resolution was offered by Mr. Jose A. Losa seconded by Mr. Thomas A. Conger and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Margaret C. Nelson	aye
Peter Goldring	absent	Mary Jean Risi	absent
Levi A. Johnson	aye	Murray Sisselman	absent
Jose A. Losa	aye	R. Jollivette Frazier	aye
Joyce Masso	aye		

WHEREAS, CALIFORNIA FEDERAL SAVINGS & LOAN ASSOCIATION has applied for the following:

NON-USE VARIANCE OF SIGN REGULATIONS to permit a third wall sign (only 2 permitted - 2 existing) for one tenant with the option of either alternative "A" or alternative "B" as indicated on the hearing plans.

Plans are on file and may be examined in the Zoning Department entitled "California Federal Kendall Loehmann's Plaza", as prepared by Electromedia and dated 11-30-85.

SUBJECT PROPERTY: Tract "A", LOEHMANN'S PLAZA, Plat book 121, Page 72.

LOCATION: The east side S.W. 117 Avenue, approximately 1,204' north of Sunset Drive, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of the Board that the requested non-use variance would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested non-use variance of sign regulations be and the same is hereby approved according to the requested Alternative A., subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "California Federal Kendall Loehmann's Plaza", prepared by Electromedia and dated 11-30-85, for Alternative A.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.

#76

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 23rd day of JULY, 1986.

Hearing No. 86-7-42
Typed 9/5/86 aa

RU-3M

TRACT B

(A) U.T.

1,050

sf

(3)(10)(14)(17)

RES. SP 3864
9-59 COND.

S.W. 17TH AVE.

U.T.

(10)(13)
86-285

BU-1A

RU3M

GU

GU

SUNSET DRIVE

SW 72ND ST.

SP 5589 1-53 COND

HOMESTEAD

TRACT A

(5)(6)(7)

BU2

Sec 20 Twp 54 Rge 10

Applicant CALIFORNIA

FEDERAL SAVINGS
& LOAN ASSOCIATION

JOB# 86-285

2/87

Date/Hours

DRAFTSMAN Hux

metro



RUI

TRACT 1

BU1A U.T.

TURNPIKE

SR. # 821

EXTENSION OF FLORIDA'S TURNPIKE

24TH AVE. DRIVE

BU1A

BU1A

(25)(26)

(8)(9)(10)

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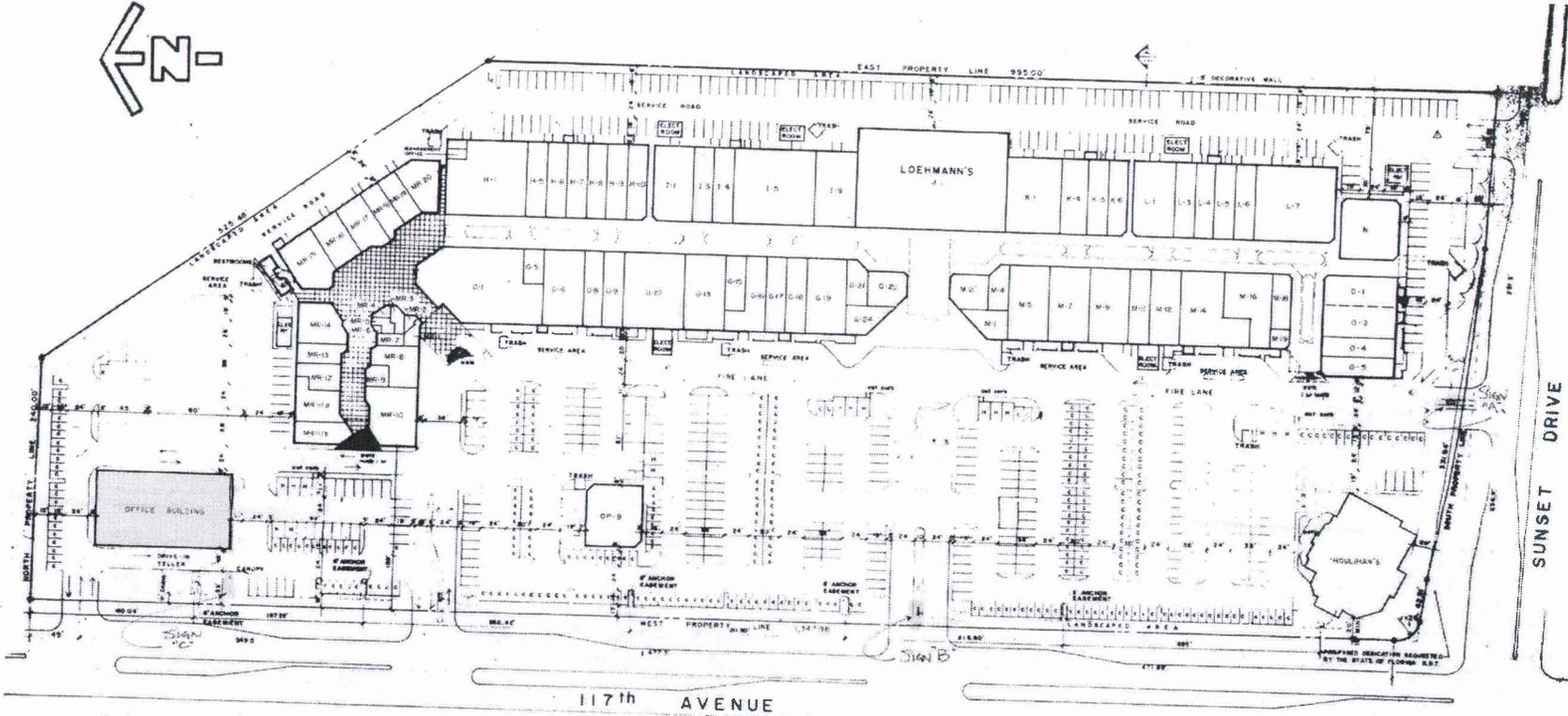
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SITE PLAN

SCALE: 1"=50'

LEGAL DESCRIPTION

A PORTION OF THE SW 1/4 OF SECTION 36, TOWNSHIP 36 SOUTH, RANGE 80 EAST, PLAT BOOK 101, PAGE 72, DADE COUNTY, FLORIDA.

ZONING INFORMATION

EXISTING ZONING	BU-1A
NET LAND AREA	709,56 sf (100%) 18.28 ac.
TOTAL BUILDING AREA (GROUND)	482,787 sf (26%)

PAVED AREA		
TOTAL PARKING REQUIRED	384,302 sf	(54%)
TOTAL PARKING PROVIDED	862 spaces	
STANDARD SPACES	875 spaces	
COMPACT SPACES	515 spaces	
HANDICAP SPACES	334 spaces (45%)	
FLOOR AREA RATIO REQUIRED	2.0	
FLOOR AREA RATIO PROVIDED	0.40	
MAXIMUM BUILDING HEIGHT	0.33	
LANDSCAPE AREA REQUIRED	45 ft.	
MALL AREA	109,919 sf	(15.5%)
GREEN EXTERIOR	10,637 sf	(1.5%)
LANDSCAPE AREA PROVIDED	89,282 sf	(14.0%)
MALL AREA	109,534 sf	(15.5%)
GREEN EXTERIOR	10,637 sf	(1.5%)
	89,317 sf	(14.0%)

EXIST. GRADE ELEV. 8.1 MSL
FINISH FLOOR ELEV. ±0'-0"=8.6 MSL



morhe coxicher & assoc.
architect, designer & planner
1654 Lakeside Ave., Suite 102, Coral Gables, FL 33134
phone: 305-441-1545



LOEHMANN'S PLAZA
SUNSET DRIVE @ 117th AV.
MIAMI FLORIDA

LEASING: THE BRANDON CO.
175 SW 15th ROAD
MIAMI, FLORIDA 33129
(305) 358-3433 FLA WATTS 1-800-432-0909

RESOLUTION NO. 4-ZAB-139-84

The following resolution was offered by Mrs. Joyce Masso seconded by Mr.

Levi A. Johnson and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Margaret Nelson	aye
Peter Goldring	aye	Mary Jean Risi	absent
Levi A. Johnson	aye	Murray Sisselman	aye
Jose A. Losa	aye	R. Jollivette Frazier	aye
Joyce Masso	aye		

WHEREAS, BOUN TEMPO, INC. has applied for the following:

- (1) USE VARIANCE AND SPECIAL EXCEPTION to permit a nightclub in the BU-1A zone as would be permitted in the BU-2 zone.
- (2) SPECIAL EXCEPTION of the spacing requirements to permit a proposed nightclub spaced less than the required 1,500' from other alcoholic beverage uses.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS to permit the sale of wine and liquor beginning at 12:00 p.m. (noon) on Sunday (5:00 p.m. permitted) for the proposed nightclub.

Plans are on file and may be examined in the Zoning Department entitled "Floor Plan Layout for: Italian Restaurant", as prepared by Consultants Collaborative, Inc., Architects-Planners, dated 1-4-84, and a site plan entitled "Loehmann's Plaza", as prepared by Moshe Cosicher & Assoc., Architect, and dated April 5, 1983, and last revised dated 12/27/83 is also on file. An alcoholic beverage survey entitled "Liquor Survey for 6907-6911-6915-6919 S.W. 117 Ave.", as prepared by Fortin, Leavy, Skiles, Inc., dated Sept. 6, 1983 is also on file.

SUBJECT PROPERTY: A 5,600 sq. ft. area within Loehmann's Plaza Shopping Center more particularly described as Tract A of LOEHMANN'S PLAZA IN KENDALL, Plat book 121, Page 72.

LOCATION: 6907-6911-6915 and 6919 S.W. 117 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested use variance and special exception, non-use variance and special exception would be in harmony with the general purpose and intent of the regulations, would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested Use Variance and Special Exception to permit a nightclub in the BU-1A zone as would be permitted in the BU-2 zone, Special Exception of the spacing requirements to permit a proposed nightclub spaced less than the required 1,500' from other alcoholic beverage uses and Non-Use

#60

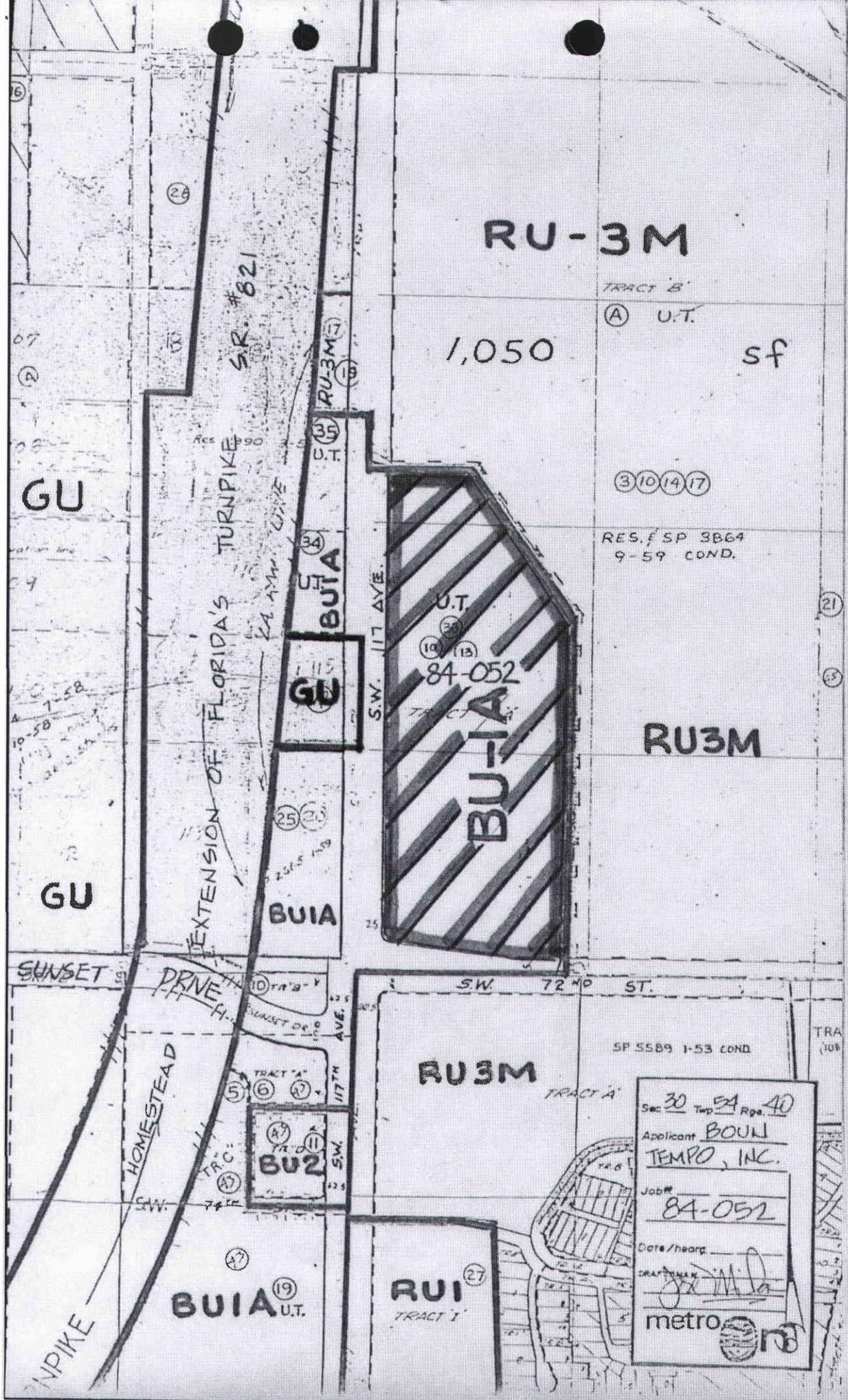
Variance of zoning regulations to permit the sale of wine and liquor beginning at 12:00 p.m. (noon) on Sunday (5:00 p.m. permitted) for the proposed nightclub be and the same are hereby approved subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Floor Plan Layout for: Italian Restaurant", as prepared by Consultants Collaborative, Inc., Architects-Planners, dated 1-4-84, and a site plan entitled "Loehmann's Plaza", as prepared by Moshe Cosicher & Assoc., Architect, and dated April 5, 1983, and last revised dated 12/27/83.
3. That the use be established and maintained in accordance with the approved plan.
4. That the certificate of use and occupancy be automatically renewable annually by the Dade County Building and Zoning Department upon compliance with all terms and conditions, and be subject to cancellation upon violation of any of the conditions, or when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental and/or incompatible to the surrounding neighborhood.
5. That the night club use be operated solely as an accessory use to the restaurant, and if the restaurant use is terminated, the night club use will expire.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 25th day of April, 1984.

Heard 4/25/84
Hearing No. 84-4-35
4/30/84 aa



RU-3M

TRACT B

(A) U.T.

1,050

sf

(3)(10)(14)(17)

RES. F SP 3864
9-59 COND.

84-052

BU-1A

RU3M

GU

GU

BU1A

RU3M

BU1A
U.T.

RUI
TRACT I

SP 5589 1-53 COND

Sec 30 Twp 54 Rge 40
 Applicant BOUN
TEMPO, INC.
 Job# 84-052
 Date/hear _____
 metro

SUNSET DRIVE

DRIVE

SW 72ND ST.

HOMESTEAD

TURNPIKE

S.R. # 821

EXTENSION OF FLORIDA'S TURNPIKE

SW 117TH AVE.

TRACT A

BU2

TRACT A

TRA 108

RESOLUTION NO. 4-ZAB-82-84

The following resolution was offered by Mr. Josa A. Losa seconded by Mr.

Thomas A. Conger and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Margaret Nelson	aye
Peter Goldring	aye	Mary Jean Risi	aye
Levi A. Johnson	aye	Murray Sisselman	aye
Jose A. Losa	aye	R. Jollivette Frazier	aye
Joyce Masso	aye		

WHEREAS, GOVIN ENTERPRISES, INC. has applied for the following:

- (1) SPECIAL EXCEPTION to permit a cocktail lounge in the BU-1A zone.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS limiting the sale of alcoholic beverages for consumption on premises in bars between the hours of 8:00 a.m. and 1:00 a.m. on the following day; to vary same to permit consumption on premises until 3:00 a.m. on the following day.

Plans are on file and may be examined in the Zoning Department entitled "The Safari. . . a watering spot", as prepared by Louis R. Clerico Associates, Inc., dated 12-30-83.

SUBJECT PROPERTY: Tract "A" of LOEHMANN'S PLAZA IN KENDALL, Plat book 121, Page 72, more particularly described as a 3,402 sq. ft. store unit identified as 6825 S.W. 117th Avenue.

LOCATION: 6825 S.W. 117th Avenue, Dade County, Florida.

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested Special Exception to permit a cocktail lounge in the BU-1A zone; the requested non-use variance of zoning regulations limiting the sale of alcoholic beverages for consumption on premises in bars between the hours of 8:00 a.m. and 1:00 a.m. on the following day; to vary same to permit consumption on premises until 3:00 a.m. on the following day would be in harmony with the general purpose and intent of the regulations, would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested Special Exception to permit a cocktail lounge in the BU-1A zone and the requested non-use variance of zoning regulations limiting the sale of alcoholic beverages for consumption on premises in bars between the hours of 8:00 a.m. and 1:00 a.m. on the following day; to vary same to permit consumption on premises until 3:00 a.m. on the following day be and the same are hereby approved subject to the following conditions:

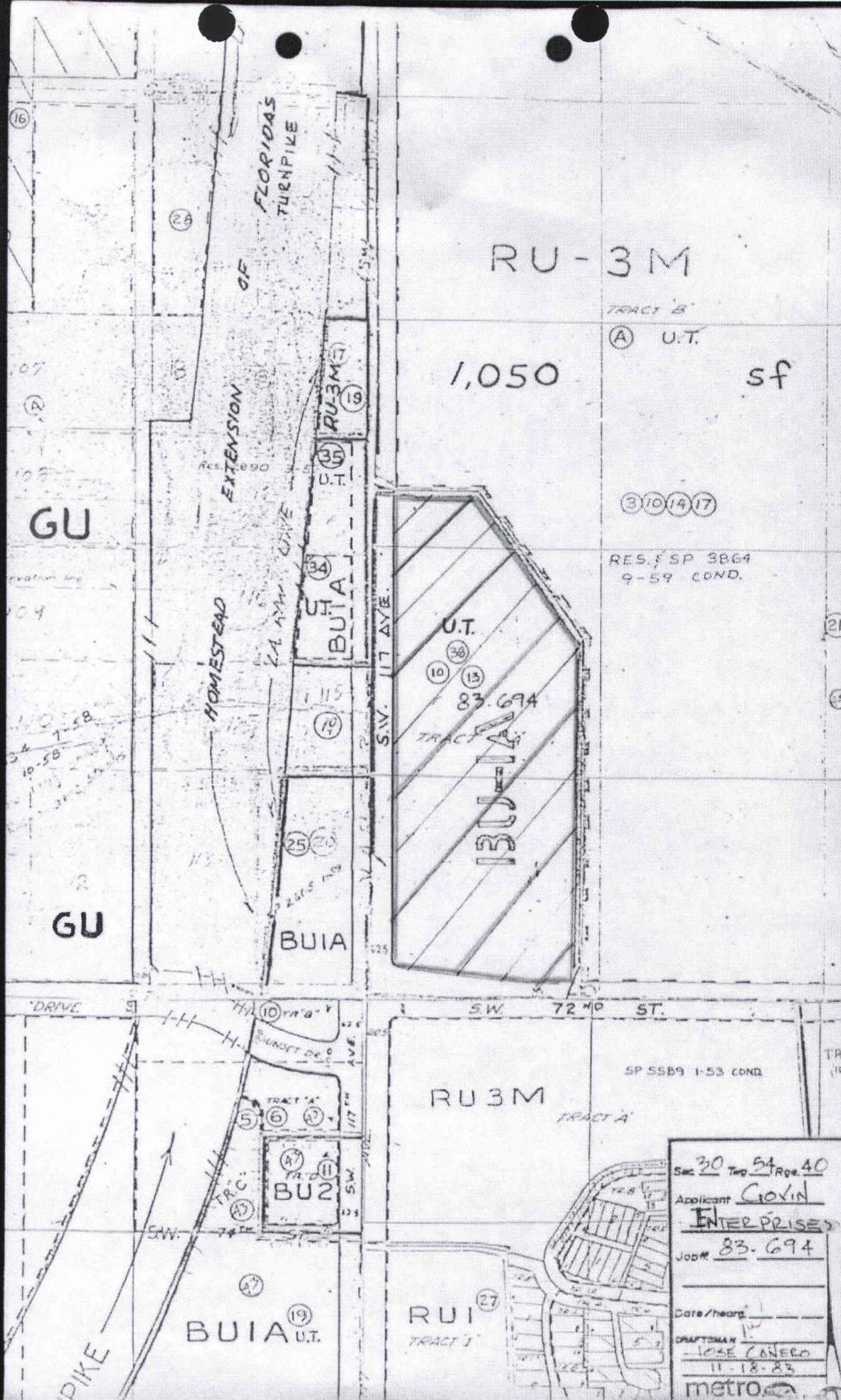
#59

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "The Safari. . . a watering spot", as prepared by Louis R. Clerico Associates, Inc., dated 12-30-83.
3. That the use be established and maintained in accordance with the approved plan.
5. That the certificate of use and occupancy be automatically renewable annually by the Dade County Building and Zoning Department upon compliance with all terms and conditions, and be subject to cancellation upon violation of any of the conditions, or when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental and/or incompatible to the surrounding neighborhood.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 22nd day of February, 1984.

Heard 2/ 22/84
Hearing No. 84-2-39
2/29/84 ns



RU-3M

TRACT B
 (A) U.T.

1,050 sf

(3)(10)(14)(17)

RES. SP 3864
 9-59 COND.

U.T.
 (10) (13)
 83.694

130-14

GU

GU

BU1A

BU1A

RU3M

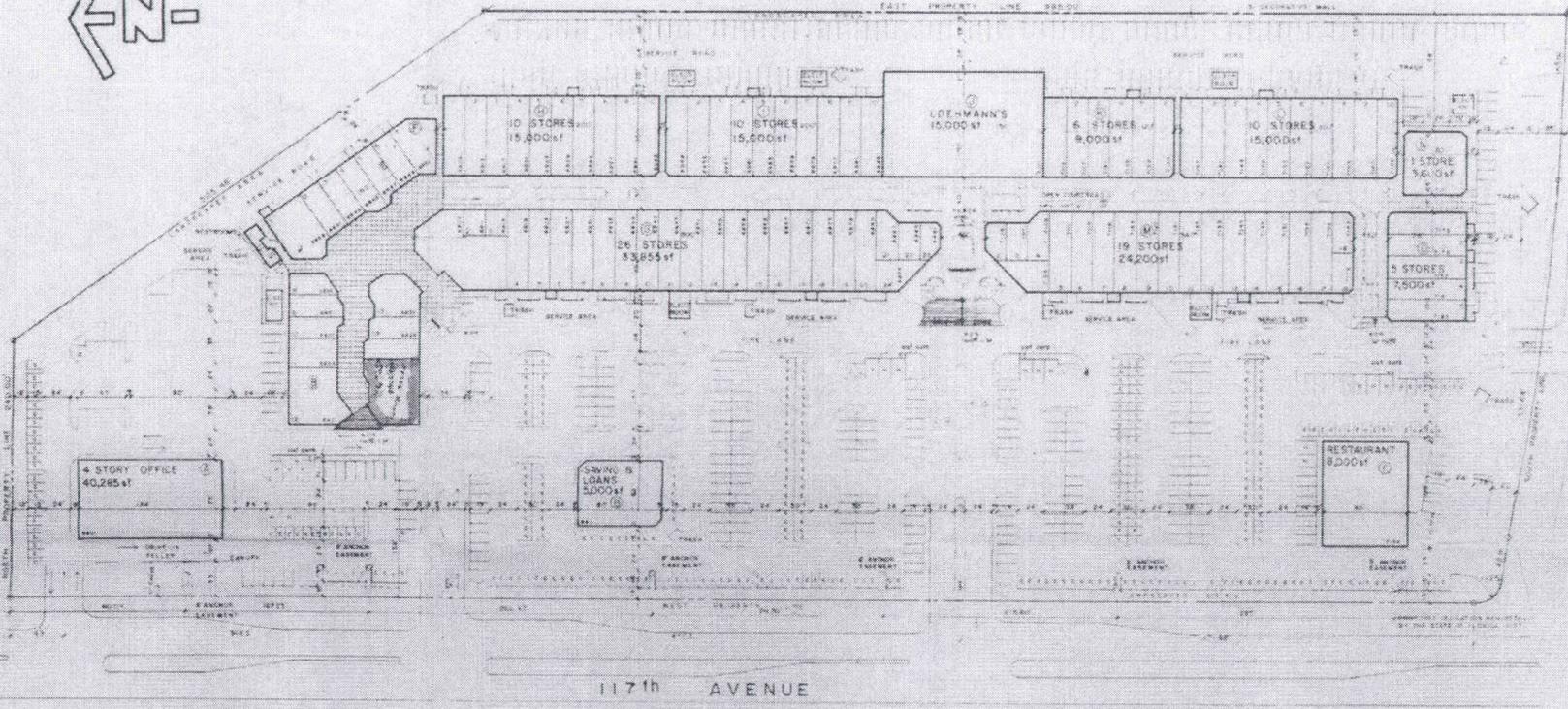
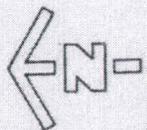
BU2

BU1A U.T.

RUI (27)
 TRACT 1

SP 5589 1-53 COND

Sec	30	Twp	54	Rge	40
Applicant	GLOVIN				
	ENTERPRISES				
Job#	83.694				
Date/hear					
DRAFTSMAN	JOSE CANERO				
	11-18-83				
	metro				



SITE PLAN

SCALE 1"=50'

LEGAL DESCRIPTION

A PORTION OF THE SW 1/4 OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 40 EAST,

ZONING INFORMATION

EXISTING ZONING	BU-1A
NET LAND AREA	709,156 sf (100%) 16.26 ac
TOTAL BUILDING AREA (GROUND)	182,787 sf (26%)
(2nd, 3rd & 4th FL)	30,213 sf
(TOTAL)	213,000 sf (30%)
PAVED AREA	366,202 sf (51.6%)
TOTAL PARKING REQUIRED	786 spaces
TOTAL PARKING PROVIDED	870 spaces
STANDARD SPACES	500 spaces
COMPACT SPACES	350 spaces (45%)
HANDICAP SPACES	20 spaces (5%)
FLOOR AREA RATIO REQUIRED	0.40
FLOOR AREA RATIO PROVIDED	0.30
MAXIMUM BUILDING HEIGHT	45 ft
LANDSCAPE AREA REQUIRED	109,918 sf (15.5%)
MALL AREA	10,637 sf (1.2%)
GREEN EXTERIOR	99,282 sf (14.0%)
LANDSCAPE AREA PROVIDED	135,954 sf (19.2%)
MALL AREA	10,637 sf (1.2%)
GREEN EXTERIOR	125,317 sf (17.6%)

TENANT INFORMATION

LOEHMANN'S	15,000 sf
COMMERCIAL STORES	103,555 sf
THE MARKET	21,160 sf
RESTAURANT	8,000 sf
SAVINGS B LOANS	8,000 sf
4 STORY OFFICE BUILDING	40,285 sf
TOTAL	213,000 sf

EXIST GRADE ELEV. 81 MSL
FINISH FLOOR ELEV. ± 0'-0" + 86 MSL

RECEIVED
93-694
NOV 7 1993
ZONING HEARING SECTION
DATE: 11/3/93 BY: [Signature]

LOCATION MAP

moshe cosicher & assoc.
architects, designers & planners
1666 beam
reg. / suite 402, north beg village
florida 331
phone: 861-7956



LOEHMANN'S PLAZA
SUNSET DRIVE & 117 TH AV
FLORIDA

Sheet No. 1 of 2
Date: 11/3/93
Scale: 1"=50'
AS NOTED
Date: 11/3/93
Sheet Number:
A3 of 27

RESOLUTION NO. 4-ZAB-443-79

The following resolution was offered by Mrs. Thelma Damewood seconded by Mr. Jose A. Losa and upon poll of members present, the vote was as follows:

Thelma Damewood	aye	Jose A. Losa	aye
Lillian Dickmon	aye	R. Jolivet Frazier	aye
Peter Goldring	aye	Margaret C. Nelson	absent
Betty S. Page	absent	Murray Sisselman	aye
Edward G. Coll, Jr.	aye		

WHEREAS, RALPH FISCH AND BERNARD KAPPELL, TRUSTEE have applied for the following:

TO MODIFY that certain condition of Resolution Z-103-73, passed and adopted by the Board of County Commissioners on the 13th day of March, 1973 as follows:

FROM: "Be it further resolved that the approval of the district boundary change to BU-1A is conditional upon construction being commenced on or before the expiration of three (3) months from the termination of the existing building and zoning moratorium on the subject property and the availability of water and sewer allocation for the property, whichever time shall be the latter."

TO: "Be it further resolved that the approval of the district boundary change to BU-1A is conditional upon construction being commenced on or before October 1, 1980 and the availability of water and sewer allocation for the property, whichever time shall be the latter".

Purpose of the request is to permit applicant sufficient time to comply with the requirements outlined in hold sheet #1, dated August 8, 1979, as part of site plan review.

SUBJECT PROPERTY: That portion of the W. 1/2 of Section 30, Township 54 South, Range 40 East, lying South of Snapper Creek Canal, as follows: Commencing at the SW/c of the above described property and running thence N/ly 1425' to a point, thence running E/ly at an angle of 90 degrees 240' to a point, thence SE/ly at an angle of 125 degrees 520' to a point, thence S/ly at an angle of 145 degrees 1,000' to a point, thence W/ly at an angle of 90 degrees 545' to the point or place of beginning.

LOCATION: The northeast corner of S.W. 72 Street (Sunset Drive) and S.W. 117 Avenue (Snapper Creek Canal Road), Dade County, Florida.

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested Modification would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested Modification be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping.

30

2. That the applicant submit to the Building and Zoning and Planning Departments for their review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.
3. That the use be established and maintained in accordance with the approved plan.
4. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary to the Public Works Director.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 14th day of November, 1979.

Heard 11/14/79
Hearing No. 79-11-31
11/15/79
mh

RU-3M

TRACT B

(A) U.T.

1,050

SF

GU

EXTRA 90

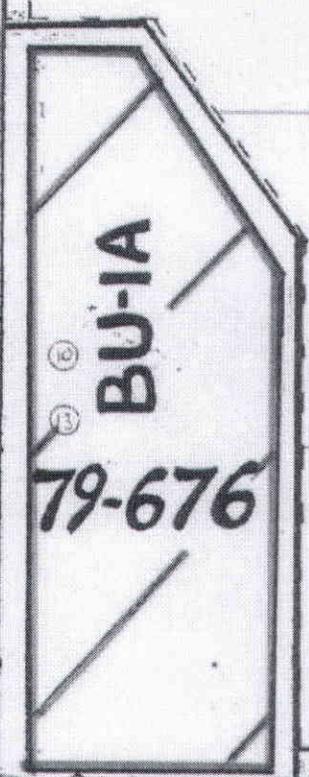
EXTENSION OF

FLORIDA

RU-3M

117TH AVE.

S.W. 117TH AVE.



BU-IA

79-676

RES. F SP 3864
9-59 COND.

RU-3M

(21)

RU-5A

S.W.

72ND ST.

ST.

RU-3M

SP 5519 151

GU

BU-IA

BU-2

BU-IA

RU-1

RU-TH

30-54.40

FISCH +

KAPPELL

79-676

79-11-31

N PATRICK

ROAD #921

7-58
10-58

10-43

RESOLUTION NO. Z-85-84

The following resolution was offered by Commissioner Barbara M. Carey, seconded by Commissioner Beverly B. Phillips, and upon poll of members present the vote was as follows:

Barbara M. Carey	aye	Barry D. Schreiber	absent
Clara Oesterle	aye	Ruth Shack	aye
Beverly B. Phillips	aye	Jorge (George) Valdes	aye
James F. Redford, Jr.	aye	Stephen P. Clark	aye
Harvey Ruvin	aye		

WHEREAS, BRANDON KENDALL INVESTMENTS, LTD., had applied for the following:

- (1) A district boundary change from BU-1A (Limited Business) to BU-2 (Special Business).

OR IN THE ALTERNATIVE:

- (2) USE VARIANCE to permit a nightclub in the BU-1A zone as would be permitted in the BU-2 zone.

AND WITH EITHER REQUEST:

- (3) SPECIAL EXCEPTION to permit a nightclub in the BU-2 zone.
- (4) SPECIAL EXCEPTION to permit the aforementioned proposed nightclub to be spaced less than the required 1,500' from an existing place of business having alcoholic use and to be spaced less than the required 2,500' from existing schools.
- (5) UNUSUAL USE to permit outdoor seating.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS to permit a dance floor of approximately 142 square feet (308 square feet required).

A liquor survey is on file and may be examined in the Zoning Department as prepared by Fortin, Leavy, Skiles, Inc., dated Sept. 6, 1983. A site plan is also on file entitled "Loehmann's Plaza", as prepared by Moshe Cosicher and Assoc., dated last revised 12/27/83. Floor plans and elevations are also on file entitled "Houlihan's Old Place", as prepared by Chiodini, Architects and Planners, dated 11-14-83.

SUBJECT PROPERTY: A portion of Tract A, LOEHMANN'S PLAZA IN KENDALL, as recorded in Plat book 121, Page 72, being more particularly described as follows:

Commence at the Northwest corner of said Tract "A" and run S2°50'1"E along the W/ly boundary of said Tract "A" for 1,250' to the Point of beginning of the following described parcel of land; thence continue S2°50'1"E along the last described course for 97.98' to a Point of curvature; thence SE/ly along a circular curve to the left, having a radius of 25' and a central angle of 79°9'50", for an arc distance of 34.54' to a Point of tangency; thence S81°59'51"E for 42.91' to a Point of curvature; thence SE/ly along a circular curve to the left, having a radius of 2,828.54' and a central angle of 1°46'46", for an arc distance of 87.85'; (said last mentioned three courses being coincident with the boundary of said Tract "A") thence N2°50'1"W along a line parallel with the W/ly boundary of said Tract "A" for 126.78'; thence S87°9'59"W at right angles to the last and next described courses for 27'; thence N2°50'1"W for 19'; thence S87°9'59"W at right angles to the last described course for 121.97' to the Point of beginning.

LOCATION: 7199 S.W. 117 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and upon due and proper consideration having been given to the matter, it is the opinion of this Board

NO SITE OR AIR
PLAN

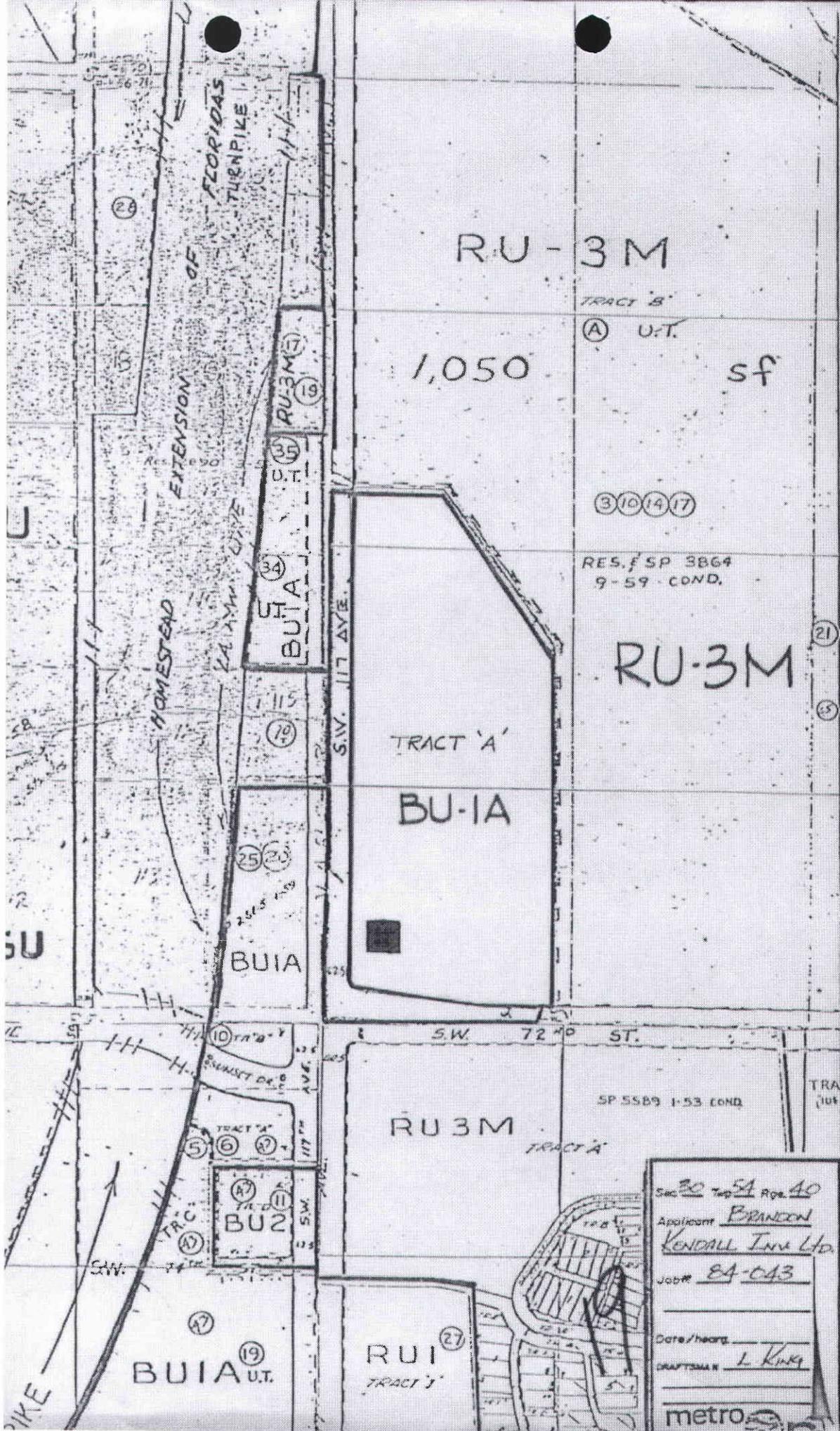
#58

that the requested district boundary change to BU-2 would be incompatible with the neighborhood and area concerned and would be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be denied without prejudice, but that the alternate requested use variance, and the requested special exceptions, unusual use and non-use variance of Zoning Regulations would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and should be approved, subject to conditions;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to BU-2 be and the same is hereby denied without prejudice;

BE IT FURTHER RESOLVED that the alternate requested use variance, and the requested special exceptions, unusual use and non-use variance be and the same are hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with the site plan entitled "Loehmann's Plaza", as prepared by Moshe Cosicher and Assoc., dated last revised 12/27/83, and the floor plans and elevations entitled "Houlihan's Old Place", as prepared by Chiodini, Architects and Planners, dated 11-14-83.
3. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
4. That the use be established and maintained in accordance with the approved plan.
5. That the Certificate of Use and Occupancy be automatically renewable annually by the Dade County Building and Zoning Department upon compliance with all terms and conditions, and be subject to cancellation upon violation of any of the conditions, or when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
6. That the nightclub be operated solely as an accessory use to the restaurant, and, if the restaurant use is terminated, the nightclub use shall expire.



RU-3M

TRACT B

(A) U.T.

1,050

sf

(3)(10)(14)(17)

RES. f SP 3864
9-59 COND.

RU-3M

TRACT 'A'

BU-1A



RU3M

TRACT 'A'

SP 5589 1-53 COND.

BU1A

BU2

BU1A U.T.

RUI TRACT 'Y'

Sec 30 Twp 54 Rge 40
 Applicant BRANDON
KENDALL INV LTD.
 Job# 84-043
 Date/hears _____
 DRAFTSMAN L. KING
 metro

RESOLUTION NO. Z-103-73

The following resolution was offered by Commissioner Edward C. Fogg III,
seconded by Commissioner Mike Calhoun, and upon poll of members present,
the vote was as follows:

Harry P. Cain	aye	Beverly B. Phillips	aye
Mike Calhoun	aye	Harvey Ruvin	nay
Edward C. Fogg III	aye	Edward T. Stephenson	aye
Mrs. Stanley (Joyce) Goldberg	aye	John B. Orr, Jr.	aye
Edward T. Graham	absent		

WHEREAS, Ralph Fisch & Bernard Kappel have applied for the following:

TO MODIFY a portion of Resolution Z-53-73, passed and adopted by the Board of County Commissioners, on the 22nd day of February, 1972.

FROM: "Be it further resolved that the approval of the district boundary changes and special exceptions and variances are conditional upon construction being commenced on, or before February 22, 1973, one year from the date of the date of this resolution."

TO: "Be it further resolved that the approval of the district boundary changes and special exceptions and variances are conditional upon construction being commenced on, or before February 22, 1975, three years from the date of this resolution."

SUBJECT PROPERTY: That portion of the W. ½ of Section 30, Township 54 South, Range 40 East, lying South of Snapper Creek Canal, less the E/ly 1200' thereof, lying and being in Dade County, Fla. Commencing at the SW/c of the above described property and running thence N/ly 1425' to a point, thence running E/ly at an angle of 90 degrees 240' to a point, thence SE/ly at an angle of 125 degrees 520' to a point, thence S/ly at an angle of 145 degrees 1,000' to a point, thence W/ly at an angle of 90 degrees 545' to the point or place of beginning.

LOCATION: NE corner of SW 117 Ave. (Snapper Creek Canal Rd.) and SW 72 St. (Sunset Drive), Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held as required by law and all interested parties concerned in the matter were heard, and upon due and proper consideration having been given to the matter, it was the opinion of the Zoning Appeals Board that the requested modification would be incompatible with the area and its development and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and thereupon denied without prejudice the same, and

WHEREAS, Ralph Fisch and Bernard Kappel have appealed the decision of the Zoning Appeals Board denying the requested modification and after a 15-day notice of the time and place of the meeting of this Board was published as required by the Zoning Procedure Ordinance, and having given an opportunity for interested parties to be heard, and upon consideration of records and decision of the Zoning Appeals Board and all matters presented at the meeting,

13

it is the opinion of this Board that the grounds and reasons specified for the reversal of the ruling made by the Zoning Appeals Board were sufficient to merit a reversal of the decision, with certain amendments.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the decision of the Metropolitan Dade County Zoning Appeals Board be and the same is hereby overruled and the requested modification of said Resolution 2-53-72, with certain amendments, be and the same is hereby approved to read as follows:

"Be it further resolved that the approval of the district boundary change to BU-1A is conditional upon construction being commenced on or before the expiration of three (3) months from the termination of the existing building and zoning moratorium on the subject property and the availability of water and sewer allocation for the property, which over time shall be the later."

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 13th day of March, 1973.

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

RICHARD P. BRINKER, CLERK

EDWARD D. PHELAN

BY: _____
Deputy Clerk

Heard 2/7/73
No. 73-2-41A
3/19/73
GMM

RESOLUTION NO. 4-ZAB-96-73

The following resolution was offered by Mr. Wilfredo Borroto, seconded by Mr. Edward G. Coll, Jr., and upon poll of members present, the vote was as follows:

Wilfredo Borroto	aye	Aspee Irani	nay
Frank P. Catania	nay	Betty S. Page	absent
Edward G. Coll, Jr.	aye	Carlos Salman	aye
Thelma Damewood	nay	Jerome C. Berlin	aye
Irene Faugno	absent		

WHEREAS, Ralph Fisch & Bernard Kappel have applied for the following:

TO MODIFY a portion of Resolution Z-53-72, passed and adopted by the Board of County Commissioners, on the 22nd day of February, 1972.

FROM: "Be it further resolved that the approval of the district boundary changes and special exceptions and variances are conditional upon construction being commenced on, or before February 22, 1973, one year from the date of the date of this resolution."

TO: "Be it further resolved that the approval of the district boundary changes and special exceptions and variances are conditional upon construction being commenced on, or before February 22, 1975, three years from the date of this resolution."

SUBJECT PROPERTY: That portion of the W. $\frac{1}{4}$ of Section 30, Township 54 South, Range 40 East, lying South of Snapper Creek Canal, less the E/ly 1200' thereof, lying and being in Dade County, Fla. Commencing at the SW/c of the above described property and running thence N/ly 1425' to a point, thence running E/ly at an angle of 90 degrees 240' to a point, thence SE/ly at an angle of 125 degrees 520' to a point, thence S/ly at an angle of 145 degrees 1,000' to a point, thence W/ly at an angle of 90 degrees 545' to the point or place of beginning.

LOCATION: NE corner of SW 117 Ave. (Snapper Creek Canal Rd.) and SW 72 St. (Sunset Drive), Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification would be incompatible with the area and its development and would not conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested modification be and the same is hereby denied without prejudice.

The Zoning Director is hereby directed to make the necessary

Heard 2/7/73
No. 73-2-41 annotations upon the maps and records of the Dade County Building and
2/9/73 ur
Zoning Department.

PASSED AND ADOPTED this 7th day of February, 1973.

4 Feb-96-73

Woodlawn Park
Cemetery Co.

Hrg. 73-2-49

(Taken out of sequence)

Chairman Berlin: The Chair is ready for a motion.

Mr. Coll: Mr. Chairman, I move that the application be deferred for 30 days.

Mrs. Damewood: Second the motion.

Chairman Berlin: Motion by Mr. Coll, seconded by Mrs. Damewood for a 30-day deferral. All opposed? Motion carries, 7-0.

e Next application. (With Mrs. Page & Mrs. Faugno being excused)

Mr. Richmond: Mr. Chairman, that will be March 7, 1:00 p.m., for rehearing, and we will send out notices.

Morton R. Fellman Hrg. 73-2-56

(Dismissed from Agenda)

Mr. Salman: I make a motion that the application be withdrawn and dismissed and refiled in 30 days.

Chairman Berlin: That's just dismissed. Motion by Mr. Salman, seconded by Mr. Borroto for dismissal of the application. All opposed? Motion carries, 7-0. (With Mrs. Faugno and Mrs. Page being excused). First application, please.

Ralph Fisch &
Bernard Kappel,
Trustee

Hrg. 73-2-41

(Deferred)

Mr. Coll: Mr. Chairman, I move the application be deferred for 30 days, so that both Planning and Zoning can look at the revised site plan and make new recommendations.

Mr. Borroto: One condition -- I will second that motion on one condition. I think the two hearings, the next hearing is the same case or is it a different situation?

Chairman Berlin: We don't know yet. Motion by Mr. Coll, seconded by Mr. Borroto for a 30-day deferral. All opposed? Motion carries, 7-0 (with Mrs. Faugno and Mrs. Page being excused).

Mr. Richmond: Mr. Chairman, that will be March 7th, 1:00 p.m., as a rehearing. Mr. Rosenberg, could you submit about 6 copies of your revised plan?

Ralph Fisch &
Bernard Kappel

Hrg. 73-2-41A

Resolution 4-ZAB-96-73

Chairman Berlin: The Chair is ready for a motion.

Mr. Borroto: I move that we deny this application. I know it is mainly not so much a matter of a denial; it is a matter of allowing the Commissioners to make that decision. We were against this application when it came before us and they granted it. Let them make their decision.

Mr. Coll: Second.

Chairman Berlin: Motion by Mr. Borroto, seconded by Mr. Coll for denial -- is that with or without prejudice?

Mr. Borroto: Without prejudice.

Chairman Berlin: Call the roll, please.

Whereupon the motion was put to a vote; the vote being 4-3; voting for the motion: Messrs. Borroto, Coll, Salman, & Berlin voting against the motion: Mr. Catania, Mr. Irani, & Mrs. Damewood; with Mrs. Faugno & Mrs. Page being excused.

Chairman Berlin: Motion for denial carries 4-3. Next application, please.

STATE OF FLORIDA }
COUNTY OF DADE } SS:

I, R. F. COOK, Director of the Metropolitan Dade County Building and Zoning Department, and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 4-ZAB-96-73, adopted by said Zoning Appeals Board at its meeting held on February 7, 1973.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 9th day of February, A.D., 19 73.

R. F. COOK, Ex-Officio Secretary
Metropolitan Dade County Zoning
Appeals Board

By R F Cook L.S.

SEAL

2-72
72-717

RU-3³M

(10)

BU-1A

71-6.51

2-73
73-43

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BU-1A

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① TRACT "A"
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BU-2

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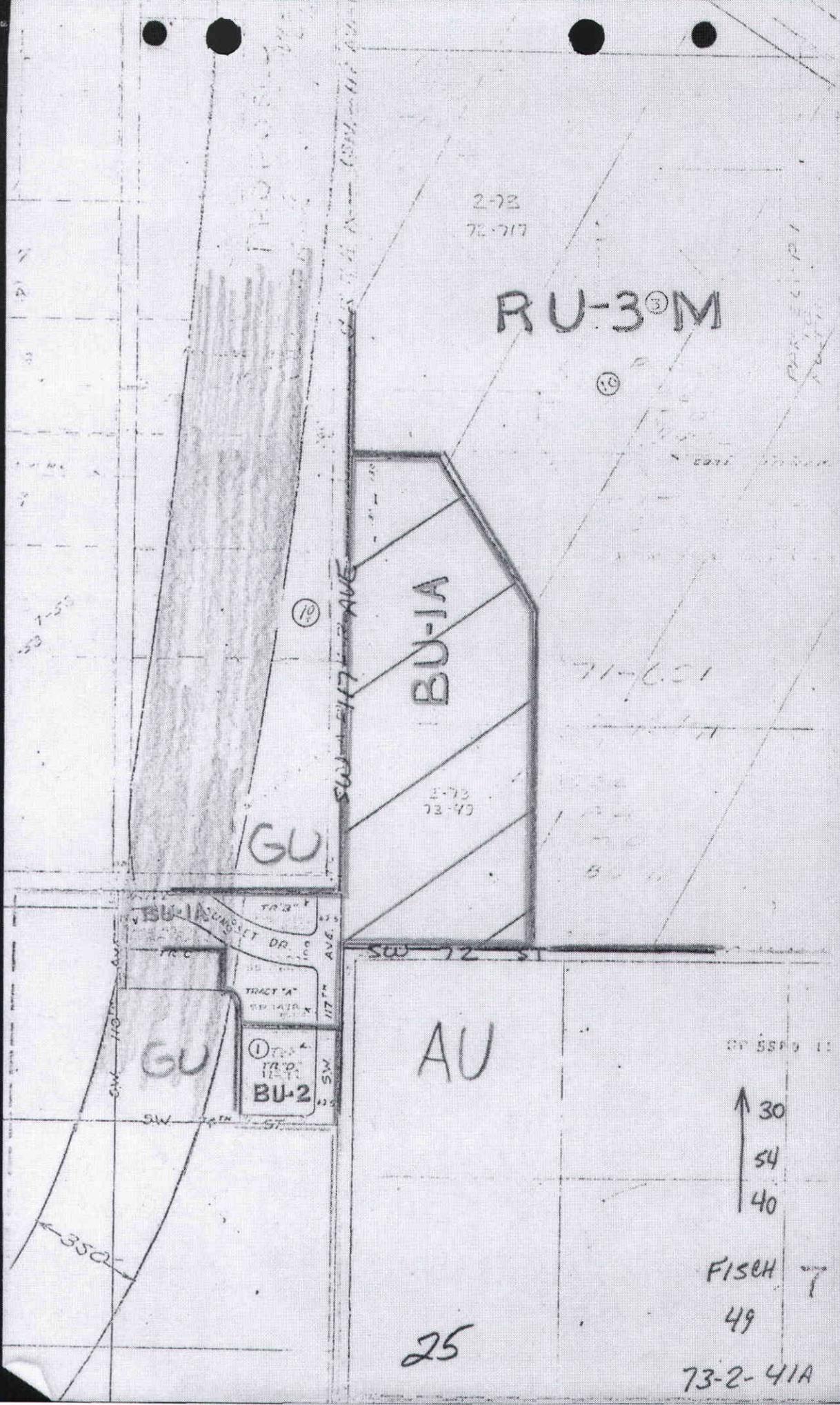
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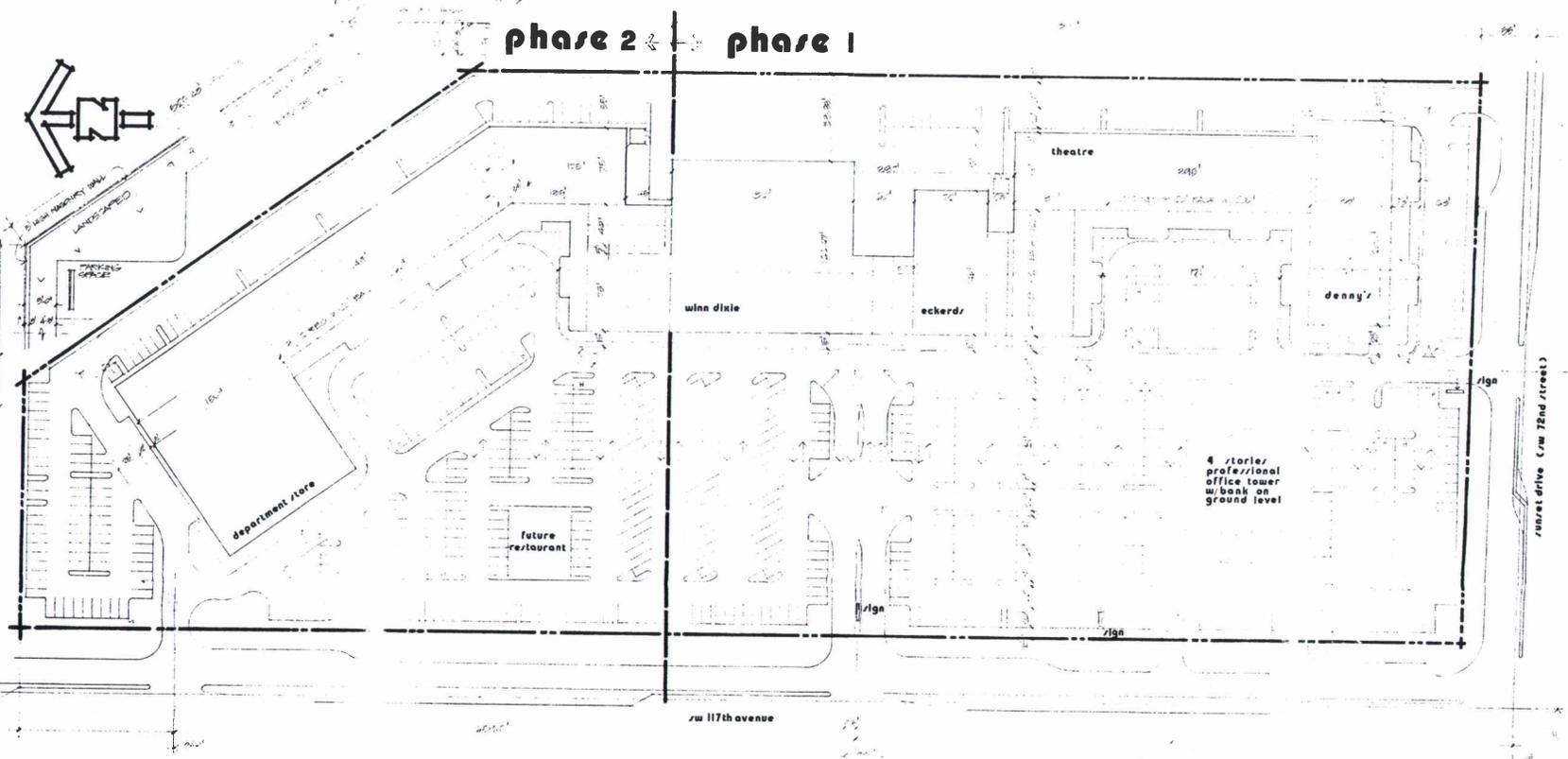
FISCH 7

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73-2-41A





site plan 1" = 50'

LEGAL DESCRIPTION:
 KNOW ALL MEN BY THESE PRESENTS:
 That Ralph Fish and Charlene Fish, his wife, Bernard Kappell and his wife, have caused to be made the attached plat of "SUNSET SHOPPING CENTER", being a subdivision of a portion of the S.W. 1/4 of Section 30, Township 30 South, Range 40 East, being more particularly described as follows:
 Begin at the S.W. corner of said Section 30 and run N 2 50'01" W along the West line of the S.W. 1/4 of said Section 30, for 1473.00 feet; thence N 87° 42'49" E along a line North and parallel with the South line of the said S.W. 1/4 of Section 30, for 302.50 feet; thence S 38° 18'44" E for 525.48 feet; thence S 2° 50'01" E also a line East and parallel with the West line of the said S.W. 1/4 of Section 30, for 1550.00 feet; thence S 87° 42'49" W along the South line of the S.W. 1/4 of said Section 30, for 687.50 feet to the Point of Beginning, less the South 50.00 feet and the West 82.50 feet thereof, lying and being in Dade County, Florida.

NO.	REVISION	DATE
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location map

co/cher-candelero-alvarez-yaque
 associated designer, interior, planner
mo/he co/cher architect-planner
 2825 collins avenue miami beach florida, 33140, 305-673 0521



REVISIONS
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These drawings and specifications were furnished by the architect and no responsibility is assumed for any errors or omissions in any part thereof. If used in any manner without the consent of the architect the user thereof becomes indebted to the architect for all construction drawn by

81107
 sheet number

RESOLUTION NO. 4-ZAB-29-72

The following resolution was offered by Mr. Carson Bennett Wright, seconded by Mrs. Betty S. Page, and upon poll of members present, the vote was as follows:

Wilfredo Borroto	abstain	Carlos Salman	aye
Irene Faugno	aye	Robert W. Shaughnessy	absent
Steven J. Green	absent	Roger Shaw	absent
Betty S. Page	aye	Carson Bennett Wright	aye
		Jerome C. Berlin	aye

WHEREAS, Joseph Mallah et al have applied for the following:

DISTRICT BOUNDARY CHANGE from RU-1 (Single Family Residential) to BU-1A (Limited Business), ON Parcel One (P-1), AND

DISTRICT BOUNDARY CHANGE from AU (Agricultural) and RU-1 to RU-3M (Minimum Apartment House), AND

SPECIAL EXCEPTION to permit a Multiple Family Apartment Development, AND

SPECIAL EXCEPTION to Zoning Regulations requiring all uses to front on Public Streets and Roads, to waive same to permit private interior drives to service the aforementioned apartment development, AND

VARIANCE of height requirements as applied to buildings in the RU-3M zone, to permit the aforementioned development with 4 stories and 50' in height (2 stories and 35' height permitted), AND

VARIANCE of Zoning Regulations prohibiting off-street parking within 25' of an official r/o/w, to waive same to permit 96 of the required 1562 parking spaces within 10' (25' required) of an official r/o/w on SW 117 Ave. (Snapper Creek Canal Road), ON Parcel Two (P-2).

All according to plans submitted with the application and on file in the Zoning Department, entitled "West Sunset Shopping Center and Apartments", as prepared by Sacco and Whitton, Architects and Associates, and dated November 4, 1971.

SUBJECT PROPERTY:

PARCEL ONE (P-1) to be zoned BU-1A

That portion of the W $\frac{1}{2}$ of Sec. 30, Twp. 54 S, Rge. 40 E lying S of Snapper Creek Canal, less the Easterly 1200' thereof, lying and being in Dade County, Florida.

Begin at the SW corner of the above described property and running thence Northerly 1425' to a point, thence running Easterly at an angle of 90 degrees 240 feet to a point, thence Southeasterly at an angle of 145 degrees 520 feet to a point, thence Southerly at an angle of 145 degrees 1,000 feet to a point, thence Westerly at an angle of 90 degrees 545 feet to the point or place of beginning, AND

PARCEL TWO (P-2) to be zoned RU-3M

That portion of the W $\frac{1}{2}$ of Sec. 30, Twp. 54 S, Rge. 40 E, lying South of Snapper Creek Canal, less the Easterly 1200' thereof lying and being in Dade County, Florida.

Begin at a point 1425' North of the SW corner of the above described property, running Easterly at an angle of

~~10~~

90 degrees 240 feet to a point, thence Southeasterly at an angle of 145 degrees 520 feet to a point, thence Southerly 1,000 feet to a point, thence Easterly at an angle of 90 degrees 895.70 feet to a point, thence Northerly at an angle of 90 degrees 2476.6' to a point on Southwest r/o/w line of Snapper Creek Canal, thence Northwesterly along the Southwest r/o/w line of Snapper Creek Canal 1721.52' to a point on the W line of said Sec. 30, thence Southerly 1975.34' to the point or place of beginning.

LOCATION: From the SW 114th Ave. to SW 117th Ave. (Snapper Creek Canal Road) between SW 72nd St. (Sunset Drive) and Snapper Creek Canal, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and at which time the applicant was allowed to withdraw without prejudice his request for a variance of Zoning Regulations prohibiting off-street parking within 25' of an official right-of-way, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change from RU-1 to BU-1A would be incompatible with the neighborhood and area concerned and would be in conflict with the principles and intent of the plan for the development of Dade County, Florida; but, that the requested district boundary change from AU and RU-1 to RU-3M would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida; and, that the requested special exceptions and variance of height requirements would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulation and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested district boundary change from RU-1 to BU-1A be and the same is hereby recommended for denial without prejudice by the Board of County Commissioners of Dade County, Florida;

BE IT FURTHER RESOLVED that the requested district boundary change from AU and RU-1 to RU-3M be and the same is hereby recommended for approval by the Board of County Commissioners of Dade County, Florida;

BE IT FURTHER RESOLVED that the requested special exceptions and variance of height requirements be and the same are hereby approved, subject to the following conditions:

1. That the requested special exceptions and variance of height requirements become effective upon the approval of the district boundary change to RU-3M by the Board of County Commissioners.
2. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way, in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director.
3. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but be not limited thereto, type, height and location of structures, density of occupancy for proposed apartments, off-street parking areas, type and location of signs, landscaping, drainage, ingress and egress drives, etc.
4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing as prepared by Sacco and Whitton, Architects and Associates, entitled "West Sunset Drive Shopping Center and Apartments", and dated November 4, 1971.
5. That the development shall be established and maintained in accordance with the approved plan.
6. That an instrument suitable for recording and meeting with the approval of the Director of Building and Zoning Department be submitted, to the effect that the property would be developed substantially in accordance with the plans submitted for the hearing unless at some future date either the zoning or plan of development were modified by public hearing; that said agreement shall be binding on the property owners and all other parties of interest and their successors in title.
7. That a recordable agreement be submitted to and meet with the approval of the Zoning Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or accessways, shall be installed and maintained by the applicant, including but not limited to sidewalks, drainage facilities, water sewers and fire hydrants, meeting with the approval of the Directors of the Public Works and Building and Zoning Departments. Such agreement shall be executed by all parties having an interest in the land and its improvements.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 12th day of January, 1972.

Heard 1/12/72
No. 71-12-36 (Re-hearing)
1/17/72
rpv

RESOLUTION NO. 2-53-72

The following resolution was offered by Commissioner

Earl J. Carroll, seconded by Commissioner

Edward T. Stephenson, and upon poll of members present,

the vote was as follows:

Earl J. Carroll	aye	Harvey I. Reisman-absent	
S. A. Dabney	aye	Ben Shepard	Aye
Mrs. Stanley (Joyce) Goldberg	absent	Edward T. Stephenson	Aye
Alexander S. Gordon	absent	Stephen P. Clark	Aye
R. Hardy Matheson	absent		

WHEREAS, Joseph Mallah, et al, had applied for the following:

A district boundary change from RU-1 (One Family Residential) to BU-1A (Limited Business) on Parcel One (P-1);

A district boundary change from AU (Agricultural) and RU-1 (One Family Residential) to RU-3M (Minimum Apartment House);

SPECIAL EXCEPTION to permit a multiple family apartment development;

SPECIAL EXCEPTION to Zoning Regulations requiring all uses to front on public streets and roads, to waive same to permit private interior drives to service the aforementioned apartment development;

VARIANCE of height requirements as applied to buildings in the RU-3M zone to permit the aforementioned apartment development with 4 stories and 50' in height (2 stories and 35' height permitted);

VARIANCE of Zoning Regulations prohibiting offstreet parking within 25' of an official r/w to waive same to permit 96 of the required 1562 parking spaces within 10' (25' required) of an official r/w on SW 117th Avenue (Snapper Creek Canal Road); on Parcel Two (P-2);

All according to plans submitted with the application and on file in the Zoning Department entitled, "West Sunset Drive Shopping Center and Apartments" as prepared by Sacco and Whitton, Architects and Associates, and dated November 4, 1971;

SUBJECT PROPERTY: Parcel One (P-1) to be zoned BU-1A; That portion of the NW 1/4 of Section 30, Twp. 54 South, Range 40 East, lying South of Snapper Creek Canal less the Easterly 1200' thereof, lying and being in Dade County, Florida;

Begin at the SW corner of the above-described property and running thence Northerly 1425' to a point; thence running Easterly at an angle of 90 degrees 240 feet to a point; thence Southeasterly at an angle of 145 degrees 520 feet to a point; thence Southerly at an angle of 145 degrees 1,000 feet to a point; thence Westerly at an angle of 90 degrees 545 feet to the point or place of beginning;

Parcel Two (P-2) to be zoned RU-3M; That portion of the NW 1/4 of Section 30, Twp. 54 South, Range 40 East, lying South of Snapper Creek Canal, less the Easterly 1200' thereof lying and being in Dade County, Florida;

Begin at a point 1425' North of the SW corner of the above-described property running easterly at an angle of 90 degrees 240 feet to a point; thence Southeasterly at an angle of 145 degrees 520 feet to a point; thence Southerly 1,000 feet to a point; thence Easterly at an angle of 90 degrees 895.70 feet to a point; thence Northerly at an angle of 90 degrees 2476.6' to a point on Southwest r/w line of Snapper Creek Canal; thence Northwesterly along the southwest r/w line of Snapper Creek Canal 1721.52' to a point on the West line of said Section 30; thence Southerly 1975.34' to the point or place of beginning;

LOCATION: From theo. SW 114th Avenue to SW 117th Avenue (Snapper Creek Canal Road), between SW 72nd Street (Sunset Drive) and Snapper Creek Canal, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held as required by law, and all interested parties concerned in the matter were heard, and the Zoning Appeals Board was of the opinion (after applicant was allowed to withdraw without prejudice request for variance of Zoning Regulations prohibiting offstreet parking within 25' of an official right-of-way) that the requested district boundary change from RU-1 to BU-1A would be incompatible with the neighborhood and area concerned and would be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and recommended denial without prejudice, but felt that a district boundary change from AU and RU-1 to RU-3M would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and recommended approval, and further felt that the requested special exceptions and variance of height requirements would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and approved the requests, subject to conditions, and

WHEREAS, a 15-day notice of the time and place of the meeting of this Board was published as required by the Zoning Procedure Ordinance, and pursuant to Section 33-315 of the Metropolitan Code of Dade County, Florida, this Board took jurisdiction of the entire application, and after having given an opportunity for interested parties to be heard, and after reviewing the entire matter, and upon due and proper consideration having been given to the matter, it appears to this Board that the requested district boundary ^{and variance of height requirements} changes and special exceptions, under certain conditions, would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved with the conditions as specified by the Zoning Appeals Board, plus added conditions;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Brevard County, Florida, that the requested special exceptions and variance of height requirements be and the same are hereby approved, subject to the following conditions:

1. That the dedication of rights-of-way shall be made in accordance with Section 33-133 of the Code of Metropolitan Brevard County, unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction as may be deemed lacking, desirable and necessary by the Public Works Director.
2. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but be not limited thereto, type, height and location of structures, density of occupancy for proposed apartments, off-street parking areas, type and location of signs, landscaping, drainage, ingress and egress drives, etc.
3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing as prepared by Saeco and Whitten, Architects and Associates, entitled, "West Sunset Drive Shopping Center and Apartments", and dated November 4th, 1971.
4. That the development shall be established and maintained in accordance with the approved plan.
5. That an instrument suitable for recording and meeting with the approval of the Director of Building and Zoning Department be submitted to the effect that the property would be developed substantially in accordance with the plans submitted for the hearing unless at some future date either the zoning or plan of development were modified by public hearing; that said agreement shall be binding on the property owners and all other parties of interest and their successors in title.
6. That a recordable agreement be submitted to and meet with the approval of the Zoning Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, police, health and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets or accessways shall be installed and maintained by the applicant, including but not be limited to, sidewalks, drainage facilities, water sewers and fire hydrants, meeting with the approval of the Directors of the Public Works and Building and Zoning Departments. Such agreement shall be executed by all parties having an interest in the land and its improvements.

BE IT FURTHER RESOLVED that the requested district boundary change from AU and RU-1 to RU-3A be and the same is hereby approved and said property is hereby zoned accordingly;

BE IT FURTHER RESOLVED that the requested district boundary change from RU-1 to BU-1A be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but be not limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That the use be established and maintained in accordance with the approved plan.

BE IT FURTHER RESOLVED that the approval of the district boundary changes and special exceptions and variances are conditional upon construction being commenced on, or before, February 22, 1973, one year from the date of this resolution.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 22nd day of February, 1972.

12-8-71
No. 71-12-36
VP

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

E. B. LEATHERMAN, CLERK

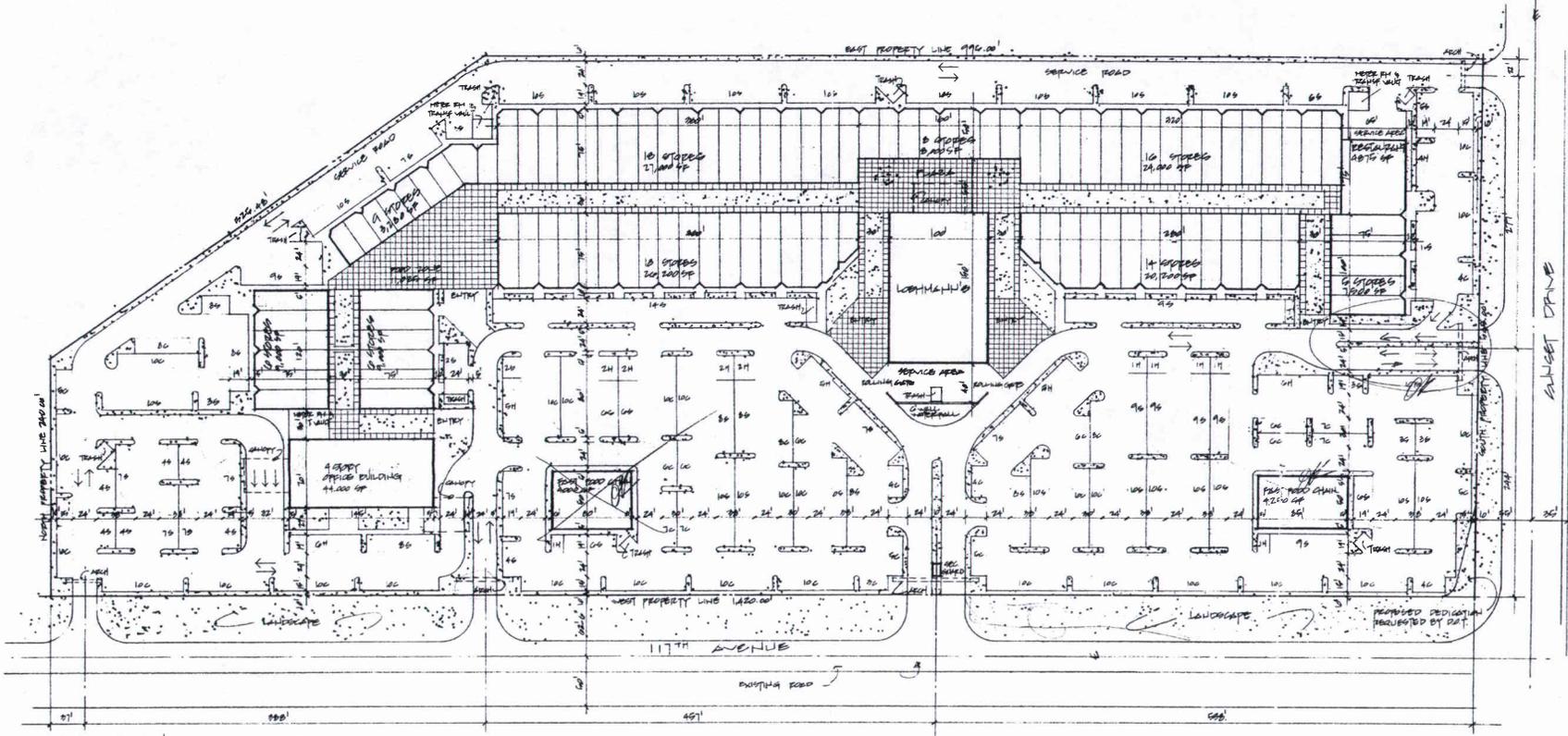
EDWARD D. PHELAN

By _____
Deputy Clerk



LOCHMALL'S PLAZA
 SUNSET DRIVE & 117TH AVENUE
 MIAMI - FLORIDA

Drawn by: M.E.A.
 Revision: 1/22/02
 Job number:
 Date: 1/15/02
 Sheet number:
 of



SITE PLAN
 SCALE: 1/8" = 1'-0"

ZONING INFORMATION

MAXIMUM ZONING NET LAND AREA PDL BUILDING AREA (TOTAL) (210,320 SQ. FT. PLAZA) (TOTAL) LANDSCAPE AREA DUMP AREA PDL PAVING REQUIRED PDL PAVING REDUCED UNPAVED SPACES CONTACT SPACES MULTICAP SPACES FLOOR AREA RATIO REQUIRED FLOOR AREA RATIO PROVIDED MAX BUILDING HEIGHT	16.28 ACRES 10,230 SF (76%) 95,000 SF 21,530 SF (18%) 12,957 SF (50%) 39,242 SF 88 SPACES 43 SPACES (49%) 48 SPACES (43%) 39 SPACES (33%) 41 SPACES (3%) 4:1 4:1 4 FEET
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TELEST INFORMATION

LOCHMALL'S PRIME LIVING INTERNATIONAL JEWELRY EXCHANGE COMMERCIAL STORES FOOD PLAZA RESTAURANT MARKET RESTAURANT FOOT FOOD RESTAURANT 4 STORY OFFICE BUILDING	19,000 SF 10,000 SF 6,000 SF 10,100 SF 14,000 SF 18,000 SF 2,875 SF 8,250 SF 44,000 SF
TOTAL LEASABLE AREA	217,330 SF

